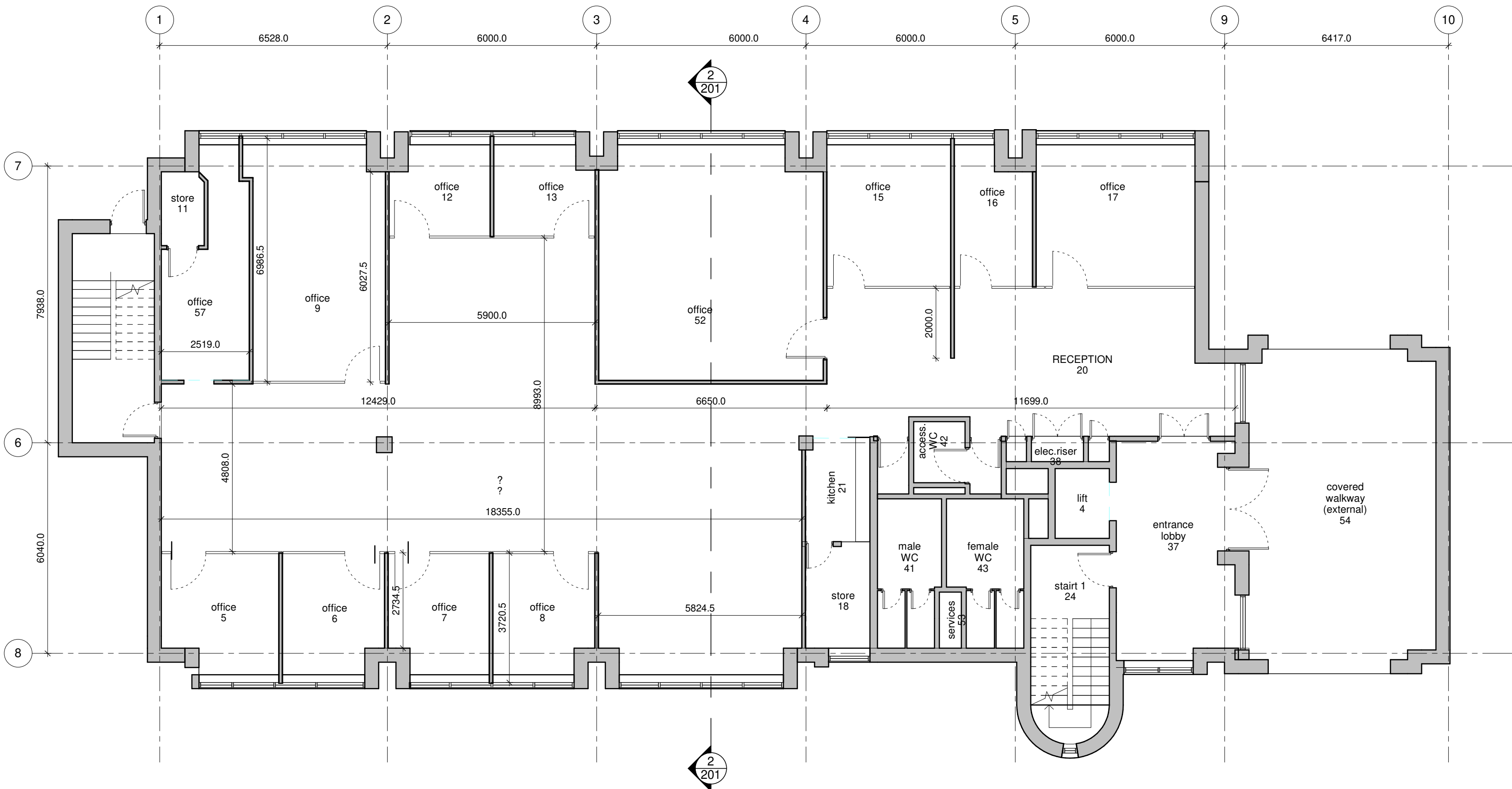
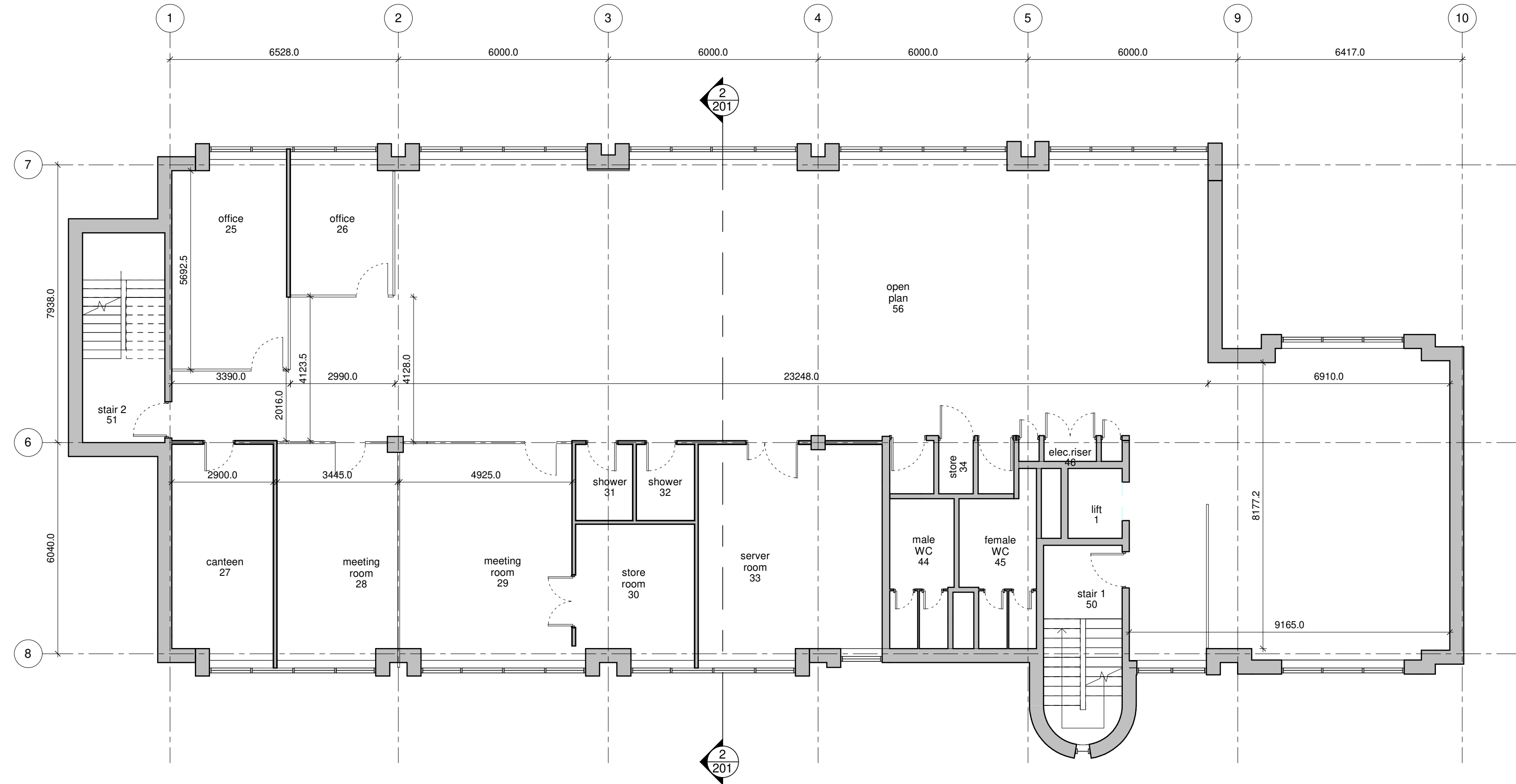
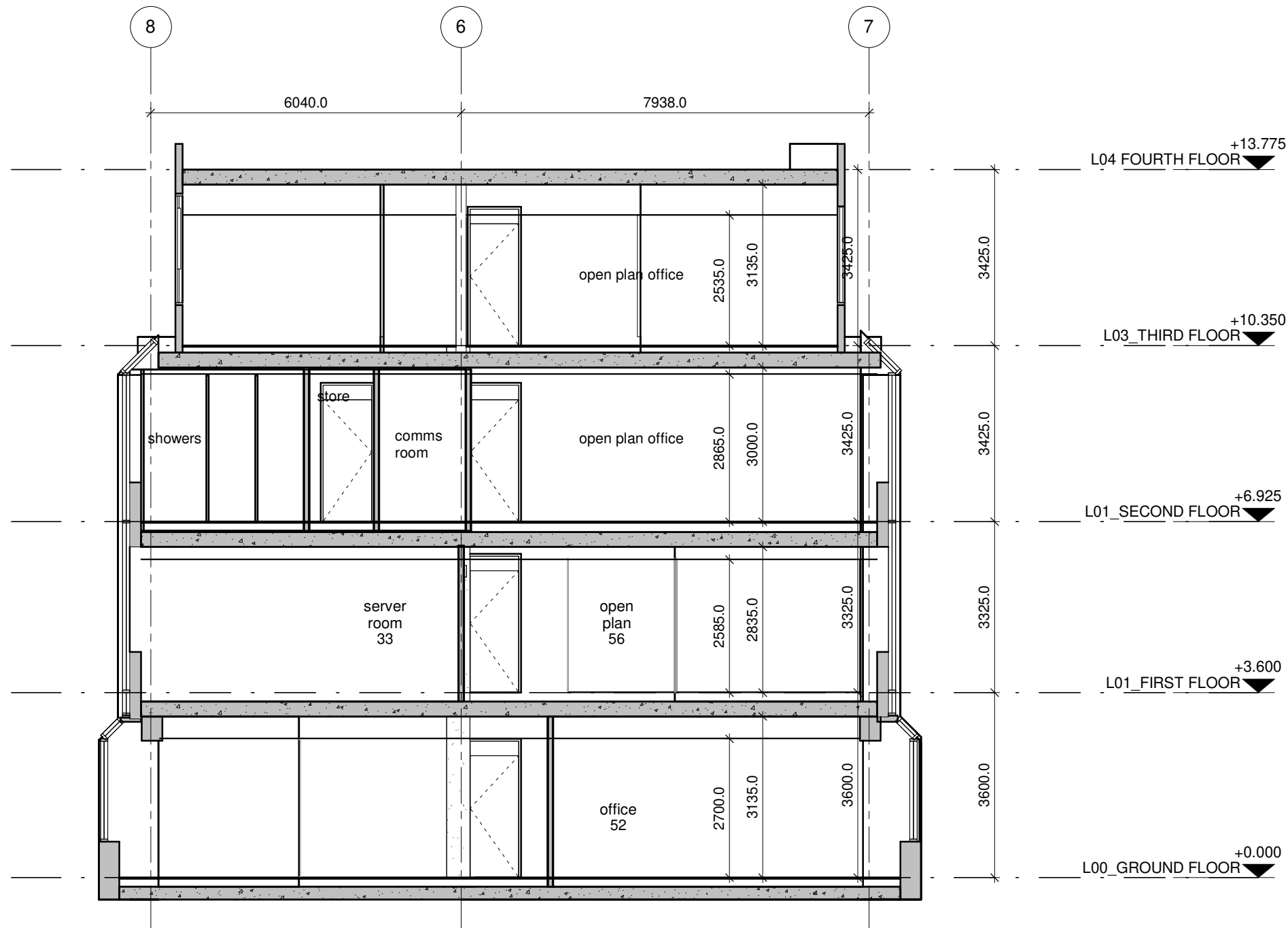




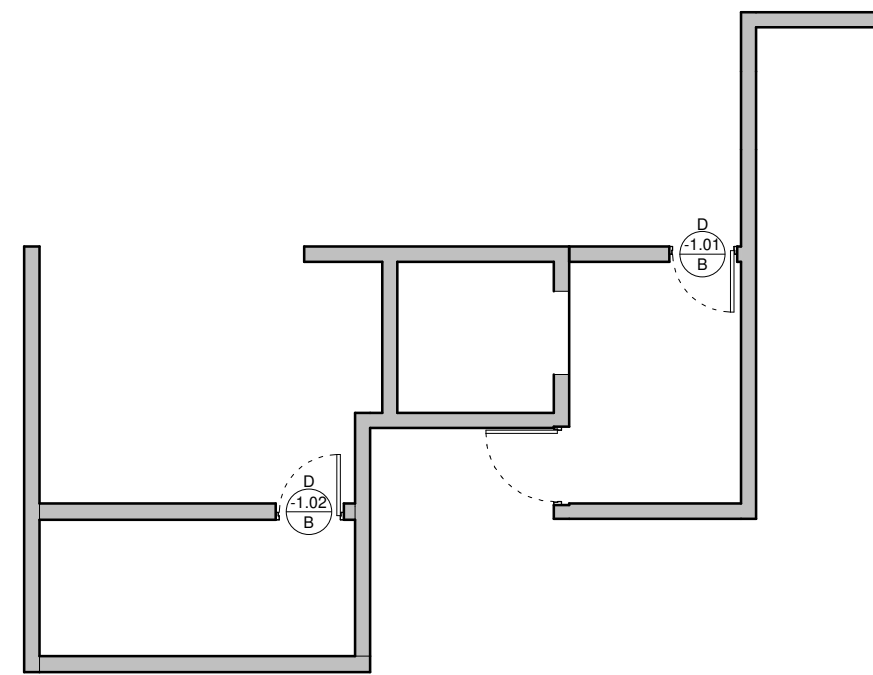
00 L00_EXISTING GROUND FLOOR PLAN
201 SCALE: 1 : 100



01 L01_EXISTING FIRST FLOOR PLAN
201 SCALE: 1 : 100



2 SECTION A-A - EXISTING
201 SCALE: 1 : 100

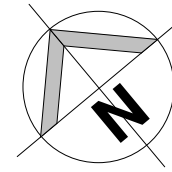


3 EXISTING BASEMENT PLAN
201 SCALE: 1 : 100

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21/03/2023	3	ISSUED FOR INFORMATION	JL
16/03/2023	2	ISSUED FOR INFORMATION	JL
11/01/2023	1	ISSUED FOR INFORMATION	PF
DATE	NO.	DESCRIPTION	By

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CLIENT:

EARLSFORT GROUP

SCALE:

1 : 100 @A1

DRAWN BY:

JL

CHECKED BY:

AM

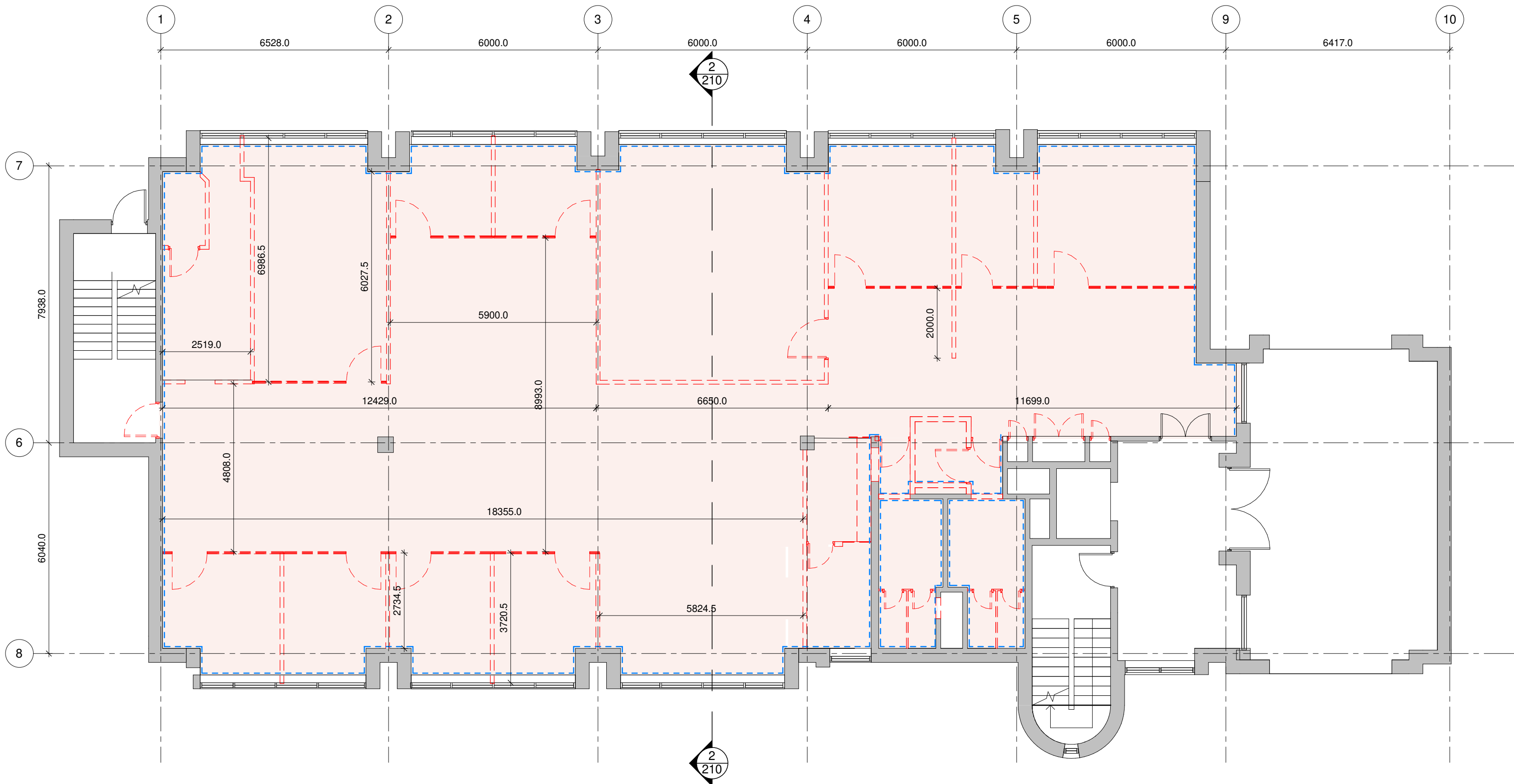
PROJECT:

LONGPHORT HOUSE
CAT A FITOUT WORKS

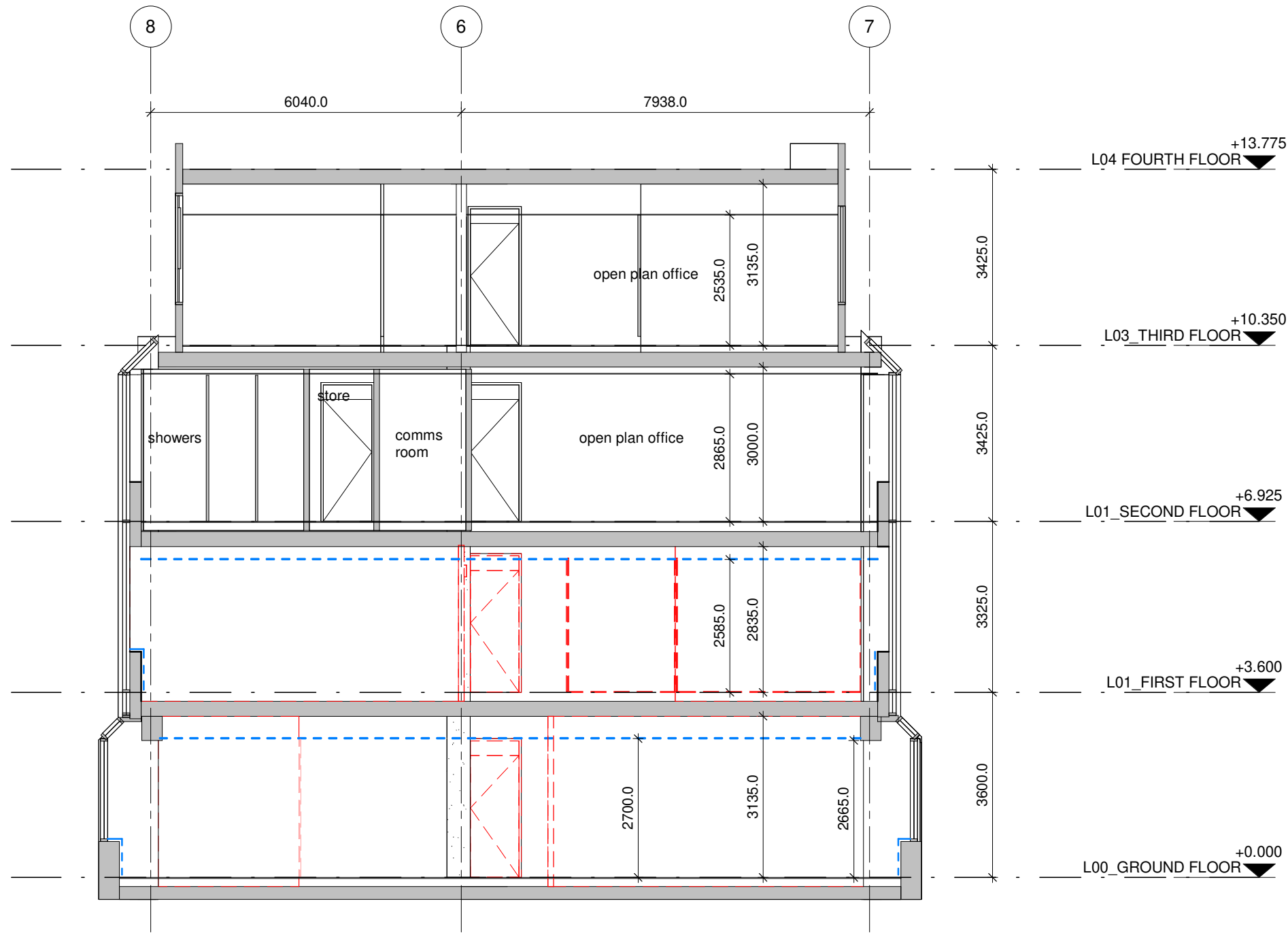
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EXISTING GROUND FLOOR & FIRST
FLOOR PLAN & SECTION

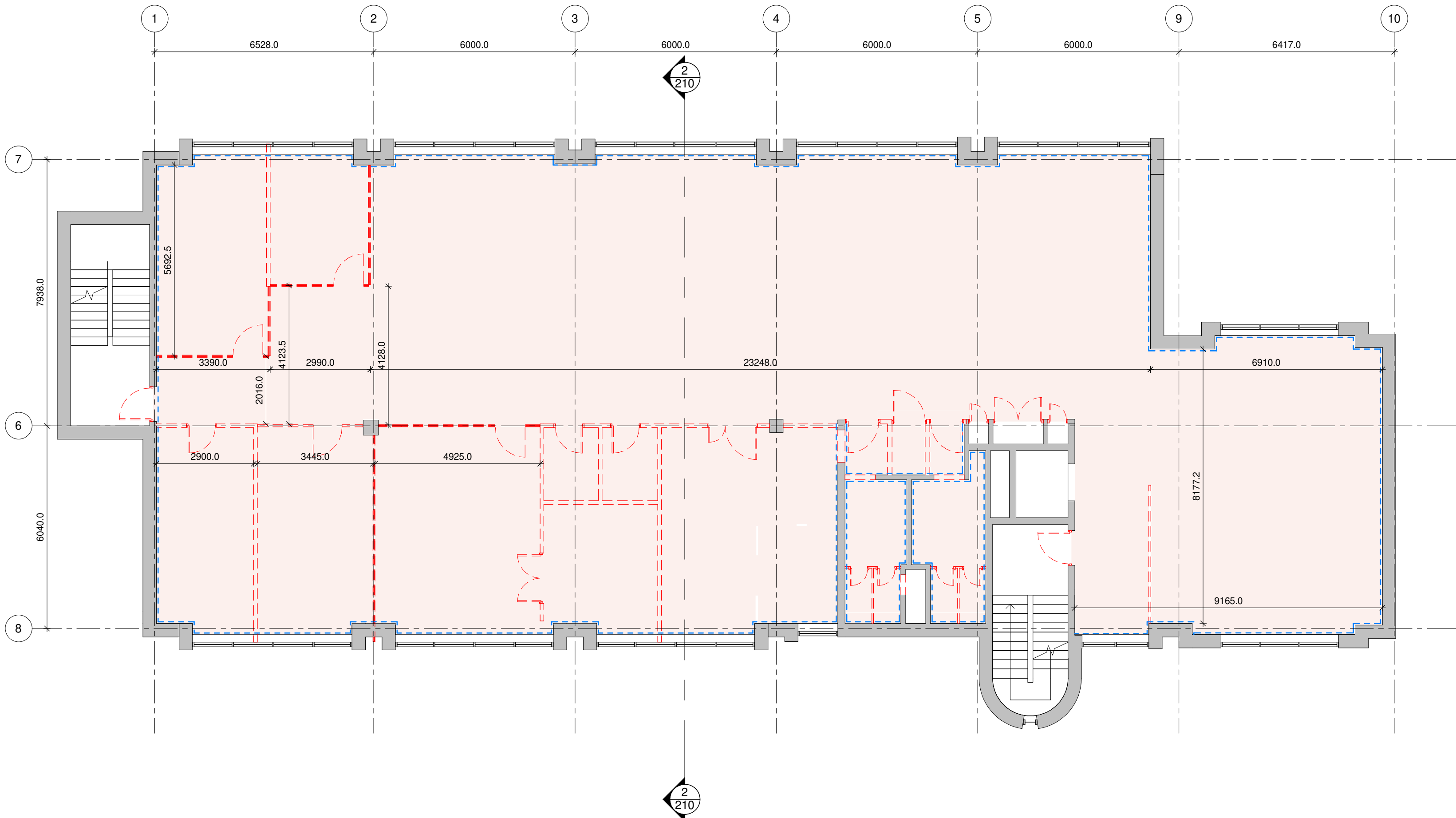
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22.50	201	D	P1	5



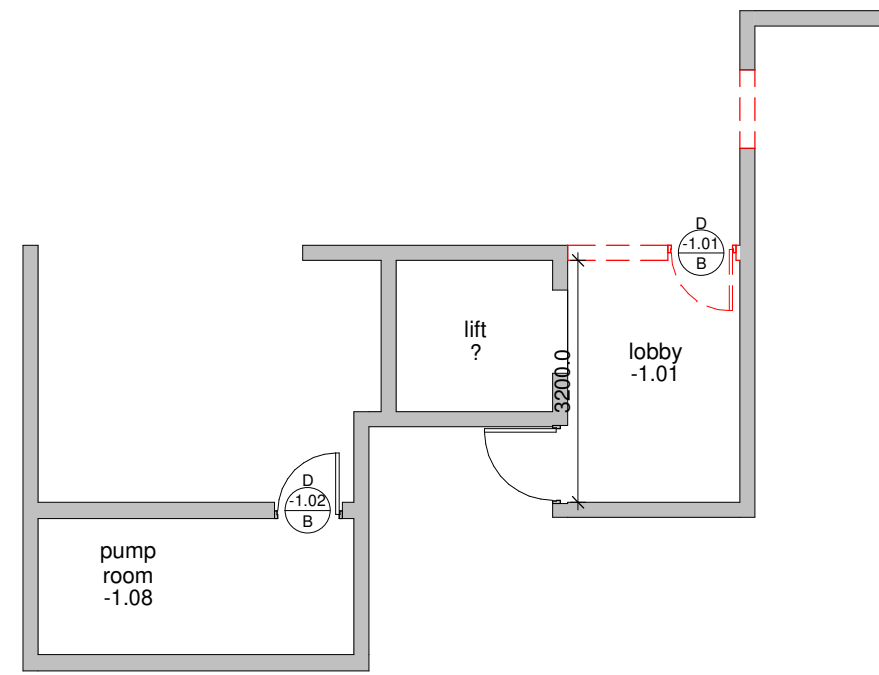
3 L00 DEMOLITION GROUND FLOOR PLAN
210 SCALE: 1 : 100



2 SECTION A-A - DEMOLITION
210 SCALE: 1 : 100



1 L01 DEMOLITION FIRST FLOOR PLAN
210 SCALE: 1 : 100

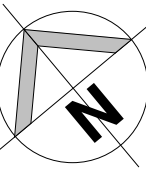


4 DEMOLITION BASEMENT PLAN
210 SCALE: 1 : 100

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DRAFT



Legend:

- - - internal partitions & glazed screens & doors etc. to be demolished / removed
- - - wall & ceiling lining removed
- floor surface covering to be removed

notes:

All raised access floors to be retained.
All mechanical & electrical services to be removed from area of demolition works.
All furniture, sanitary equipment and plumbing services to be removed from area of demolition works.

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EARLSFORT GROUP

SCALE:

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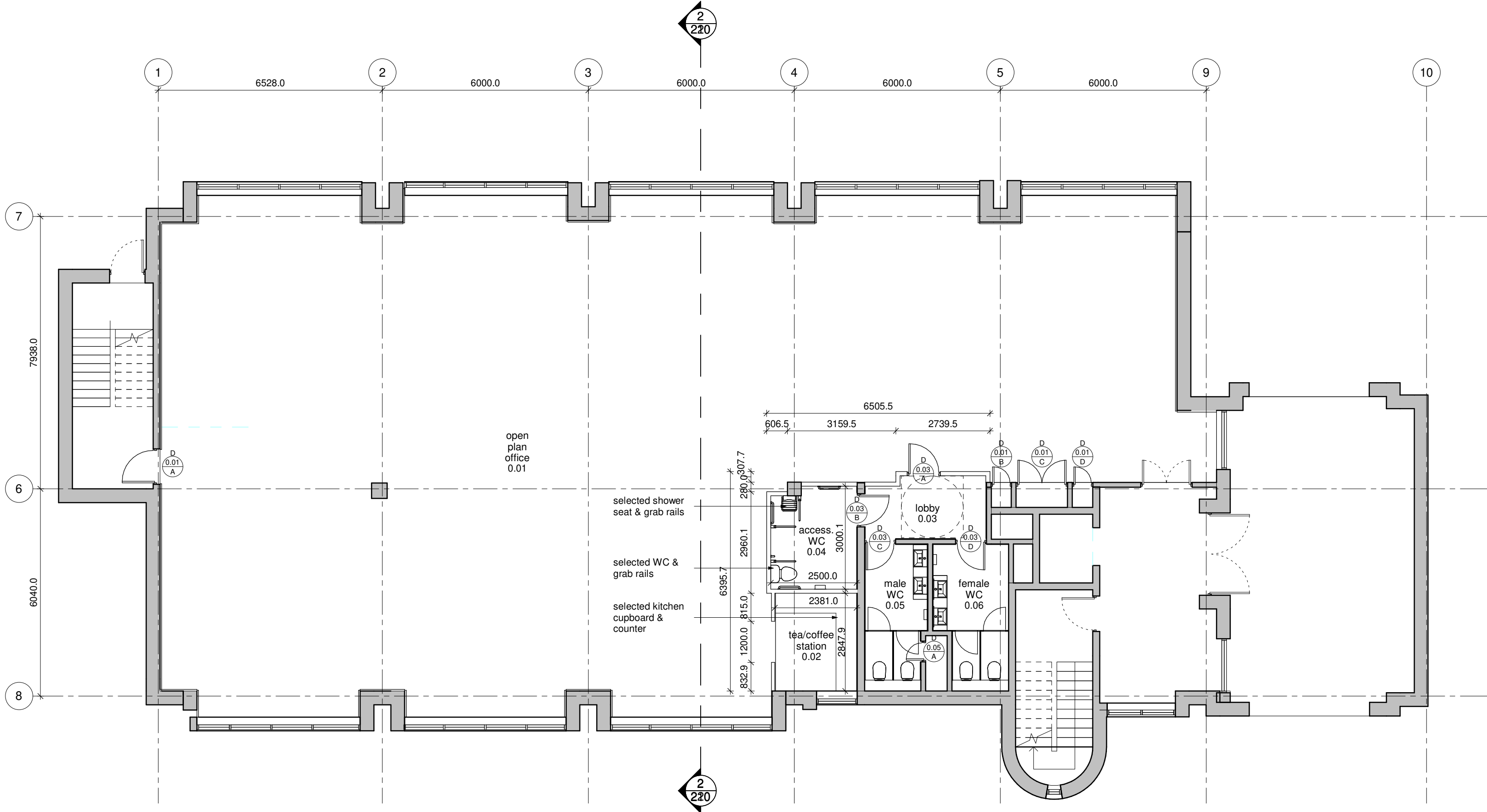
PROJECT:

LONGPHORT HOUSE
CAT A FITOUT WORKS

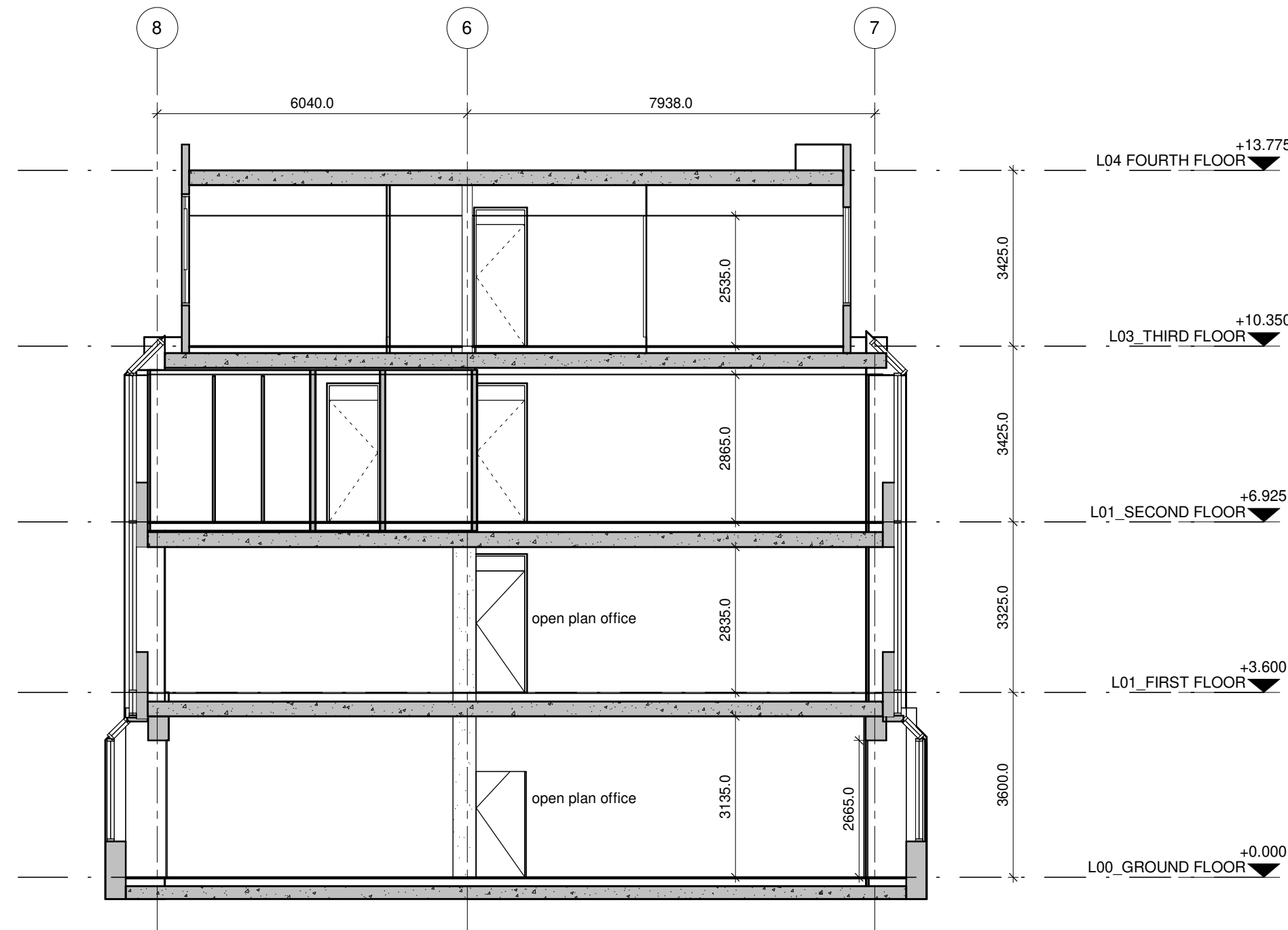
DRAWING TITLE:

DEMOLITION GROUN GROUND FLOOR &
FIRST FLOOR PLAN & SSECTION

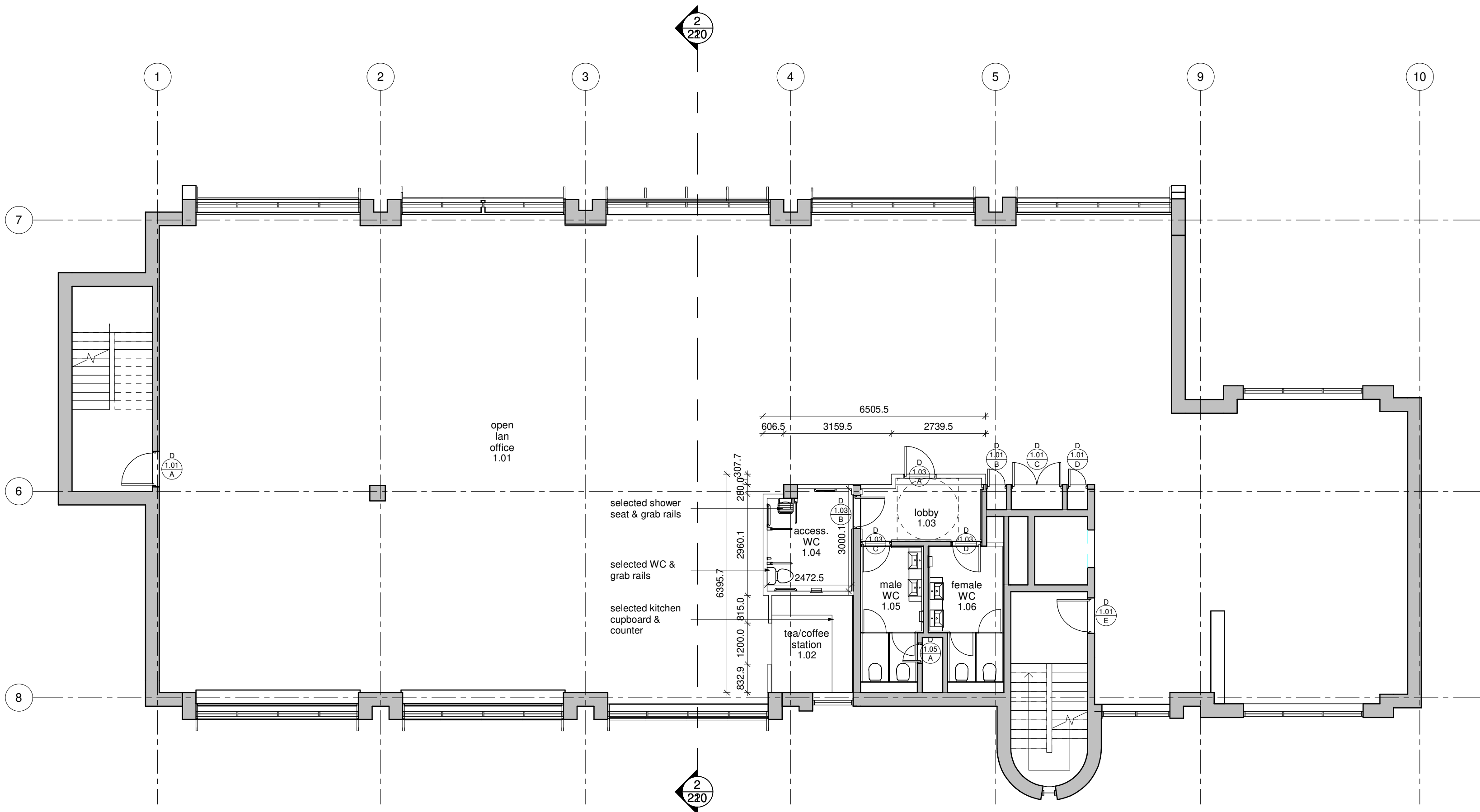
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22.50	210	D	P1	2



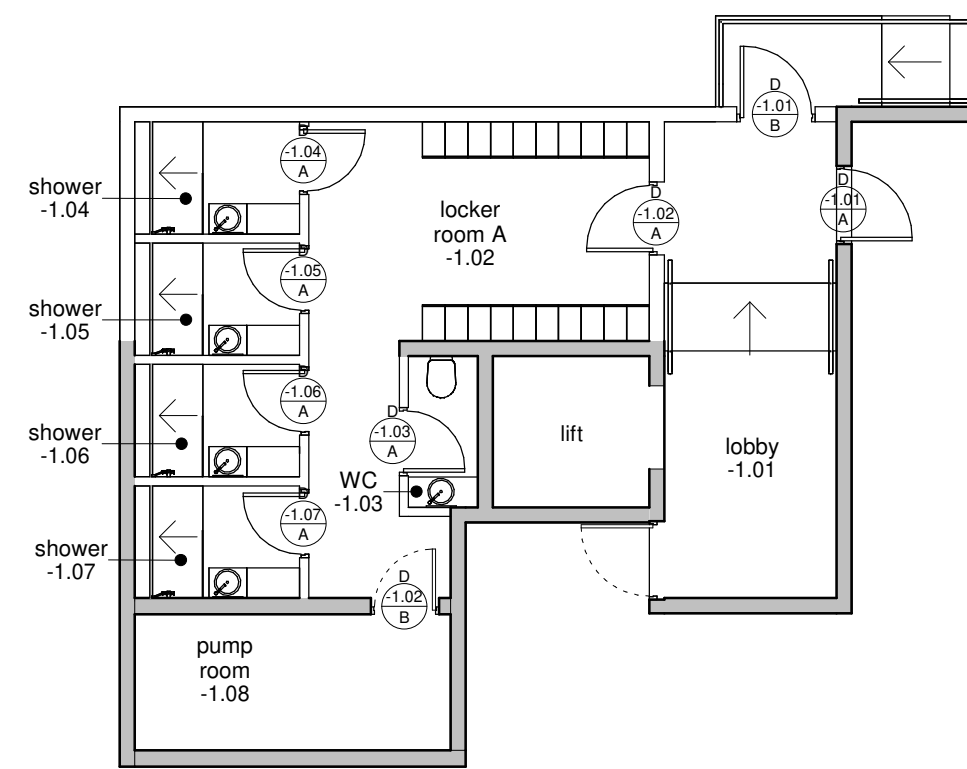
3 PROPOSED GROUND FLOOR PLAN
220 SCALE: 1 : 100



2 SECTION A-A - PROPOSED
220 SCALE: 1 : 100



1 L01 PROPOSED FIRST FLOOR PLAN
220 SCALE: 1 : 100

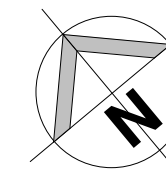


4 PROPOSED BASEMENT PLAN
220 SCALE: 1 : 100

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DRAFT



NOTE:
to be considered:
Make all windows to wall junctions air tight.
Insulate internal face of all external walls.

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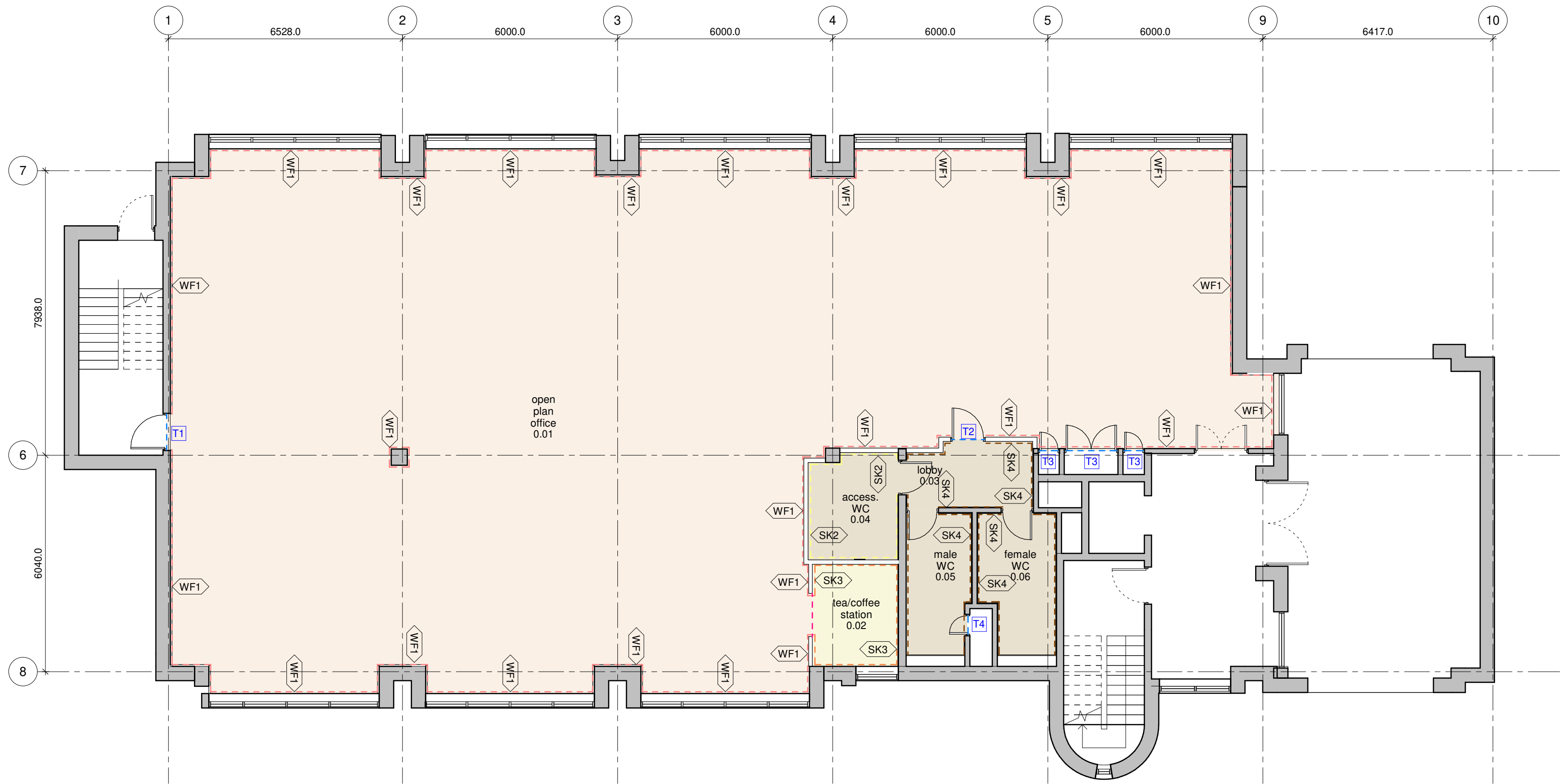
CLIENT:	EARLSFORT GROUP
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SCALE:	DRAWN BY:	CHECKED BY:
1 : 100 @A1	JL	AM

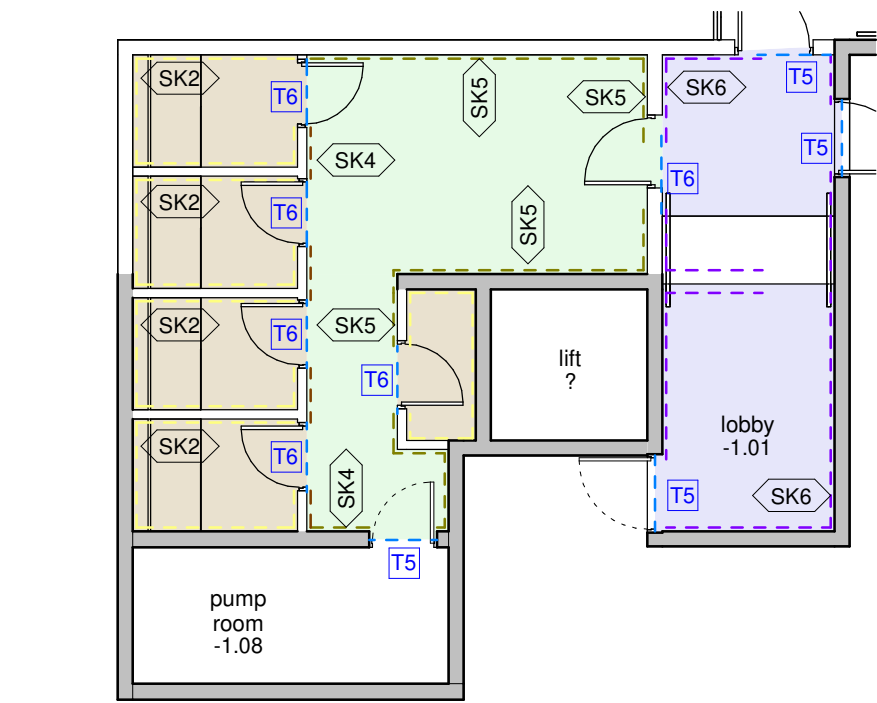
PROJECT:	LONGPHORT HOUSE CAT A FITOUT WORKS
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DRAWING TITLE:	PROPOSED GROUND FLOOR & FIRST FLOOR PLAN & SECTION
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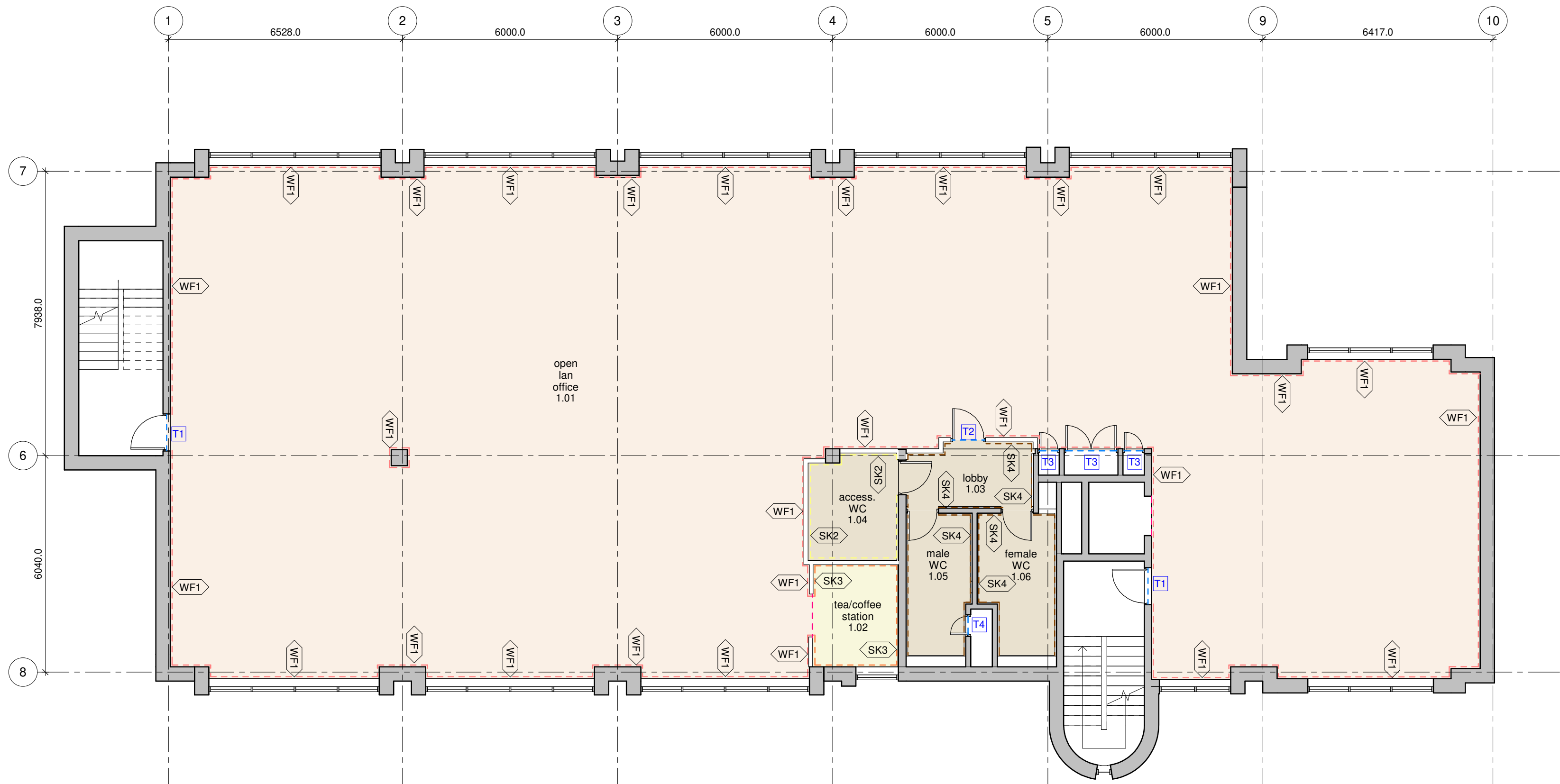
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
22.50	220	D	P1	2



1 PROPOSED GROUND FLOOR - FLOOR FINISHES
230 SCALE: 1 : 100



3 PROPOSED BASEMENT - FLOOR FINISHES
230 SCALE: 1 : 100

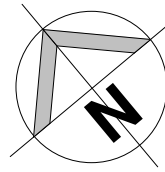


2 PROPOSED FIRST FLOOR - FLOOR FINISHES
230 SCALE: 1 : 100

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DRAFT



Legend:

- SK1 SK 1 Painted Timber Skirting
- SK2 SK 2 Painted Tile Skirting
- SK3 SK 1 Painted Tile Skirting
- SK4 SK 1 Painted Tile Skirting
- SK5 SK 1 Painted Timber Skirting
- SK6 SK 1 Painted Timber Skirting
- Selected Tile Finish
- Selected Tile Finish
- Exposed RAF
- Selected Tile Finish
- Selected Tile Finish
- T1 Selected Threshold RAF to ?
- T2 Selected Threshold RAF to Tile
- T3 Selected Threshold RAF to Shaft
- T4 Selected Threshold Tile to Shaft
- T5 Selected Threshold Tile to Concrete?
- T6 Selected Threshold Tile to Tile
- Selected Trim

21/06/2023	2	ISSUED FOR INFORMATION	JL
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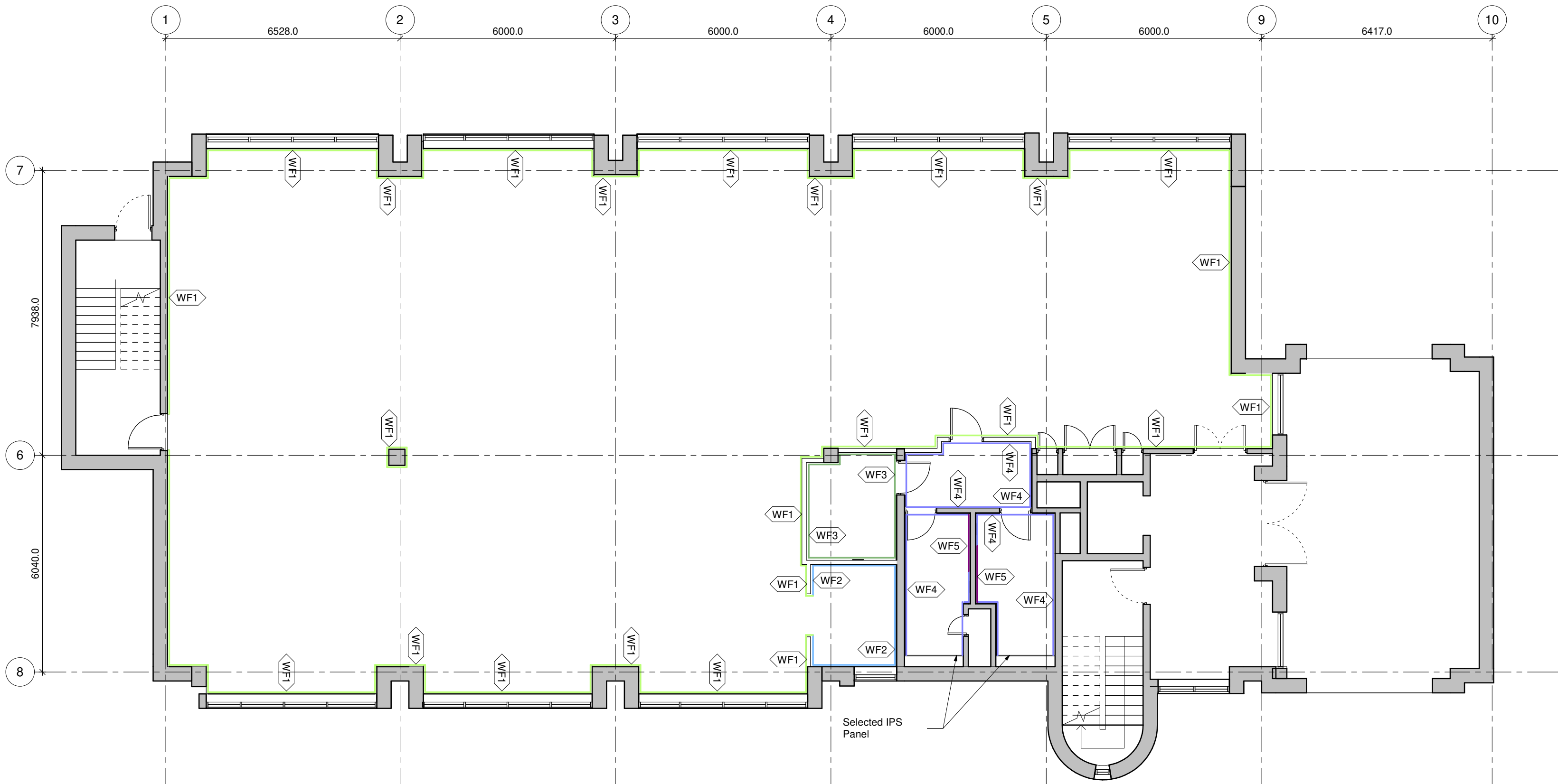
CLIENT:
EARLSFORT GROUP

SCALE:	DRAWN BY:	CHECKED BY:
As indicated @A1	JL	AM

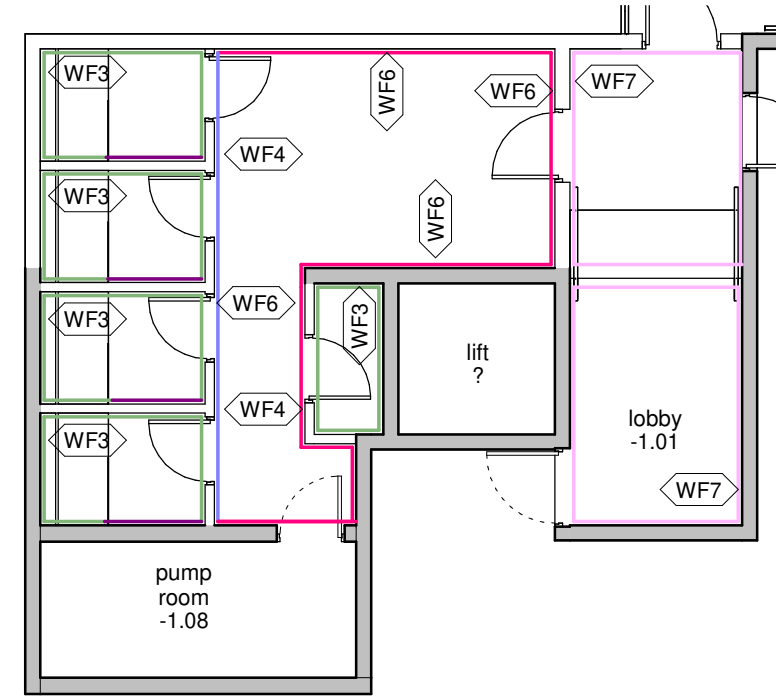
PROJECT:
LONGPHORT HOUSE CAT A FITOUT WORKS

DRAWING TITLE:
PROPOSED GROUND FLOOR & FIRST FLOOR PLAN - FLOOR FINISHES

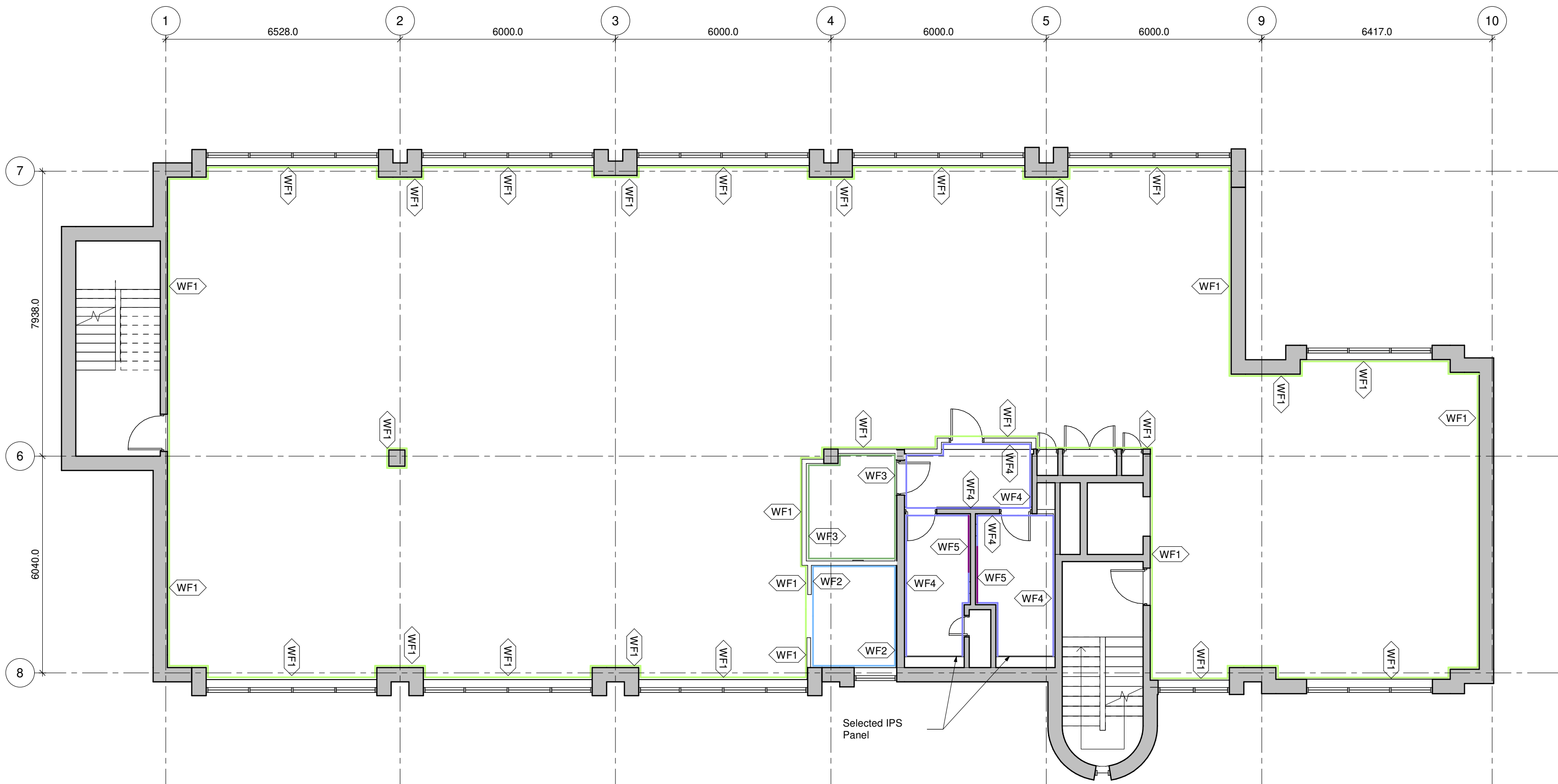
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
22.50	230	D	P1	2



1 PROPOSED GROUND FLOOR - WALL FINISHES
240 SCALE: 1 : 100



3 PROPOSED BASEMENT - WALL FINISHES
240 SCALE: 1 : 100

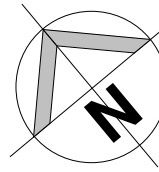


2 PROPOSED FIRST FLOOR - WALL FINISHES
240 SCALE: 1 : 100

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DRAFT



Legend:

- WF1 Selected Wall Paint Finish
- WF2 Selected Wall Paint Finish
- WF3 Selected Tile Finish
- WF4 Selected Tile Finish
- WF5 Selected Tile Finish
- WF6 Selected Wall Paint Finish
- WF7 Selected Wall Paint Finish

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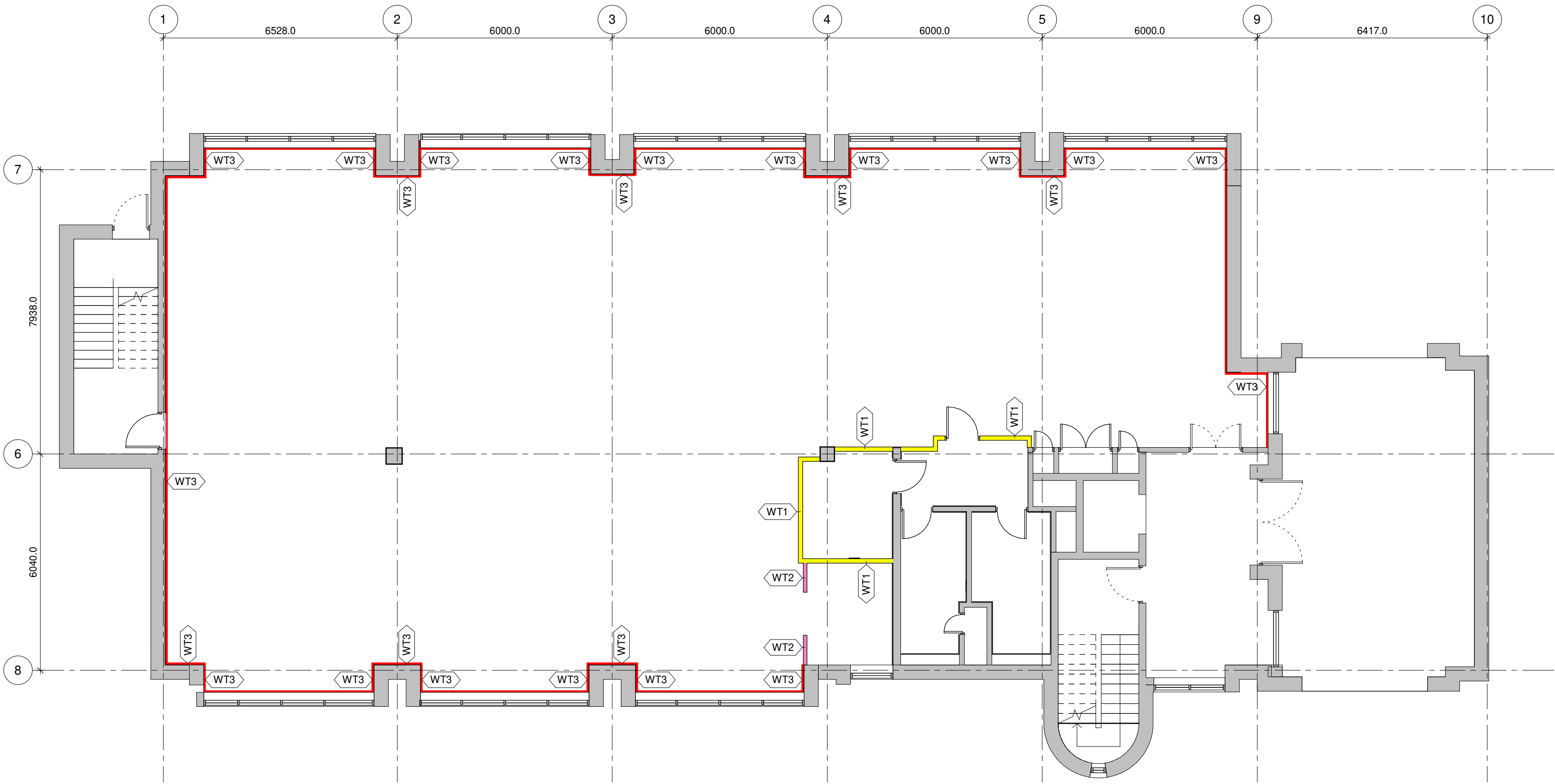
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SCALE:	DRAWN BY:	CHECKED BY:
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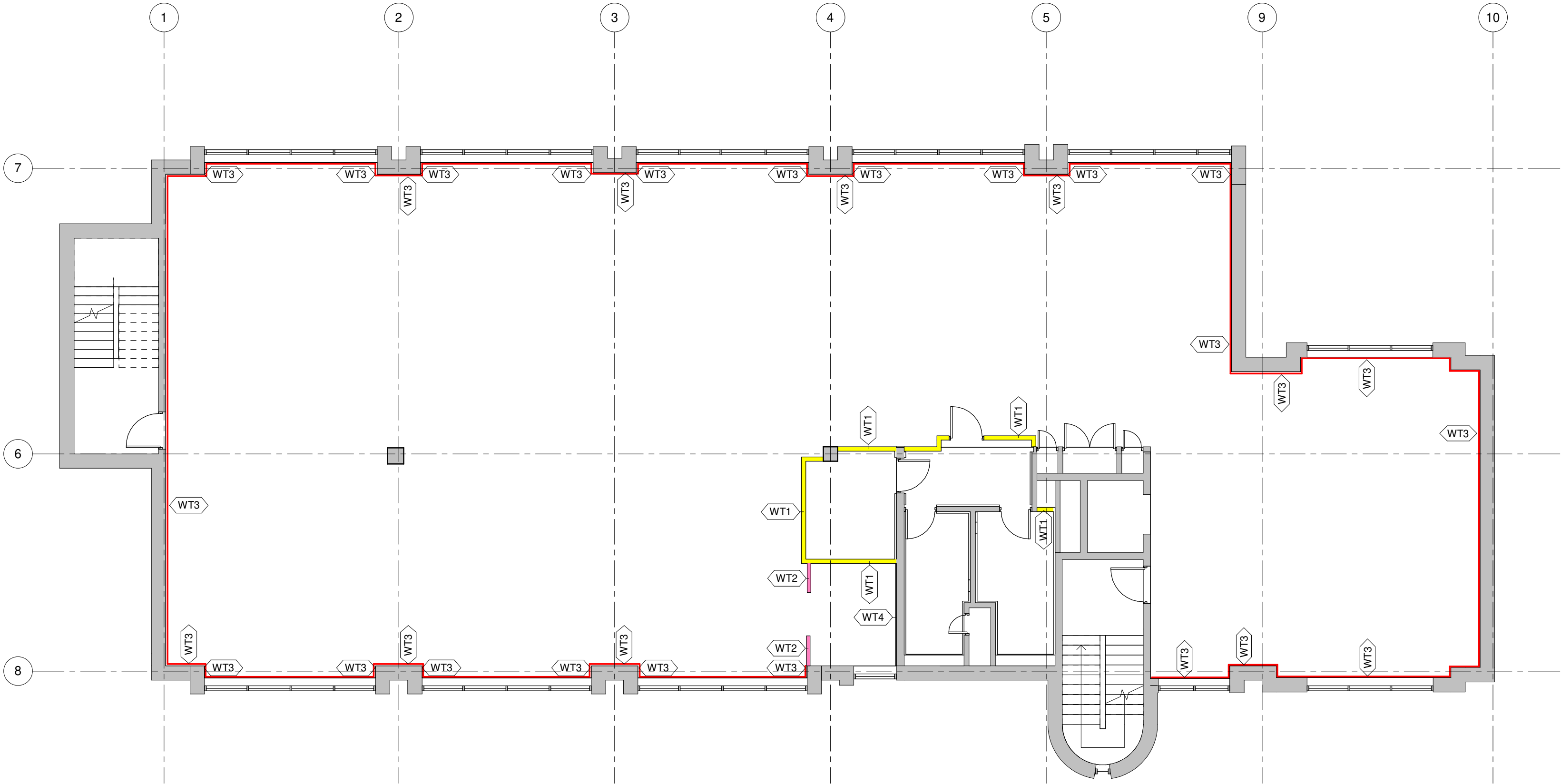
PROJECT:
LONGPHORT HOUSE
CAT A FITOUT WORKS

DRAWING TITLE:
PROPOSED GROUND FLOOR & FIRST
FLOOR PLAN - WALL FINISHES

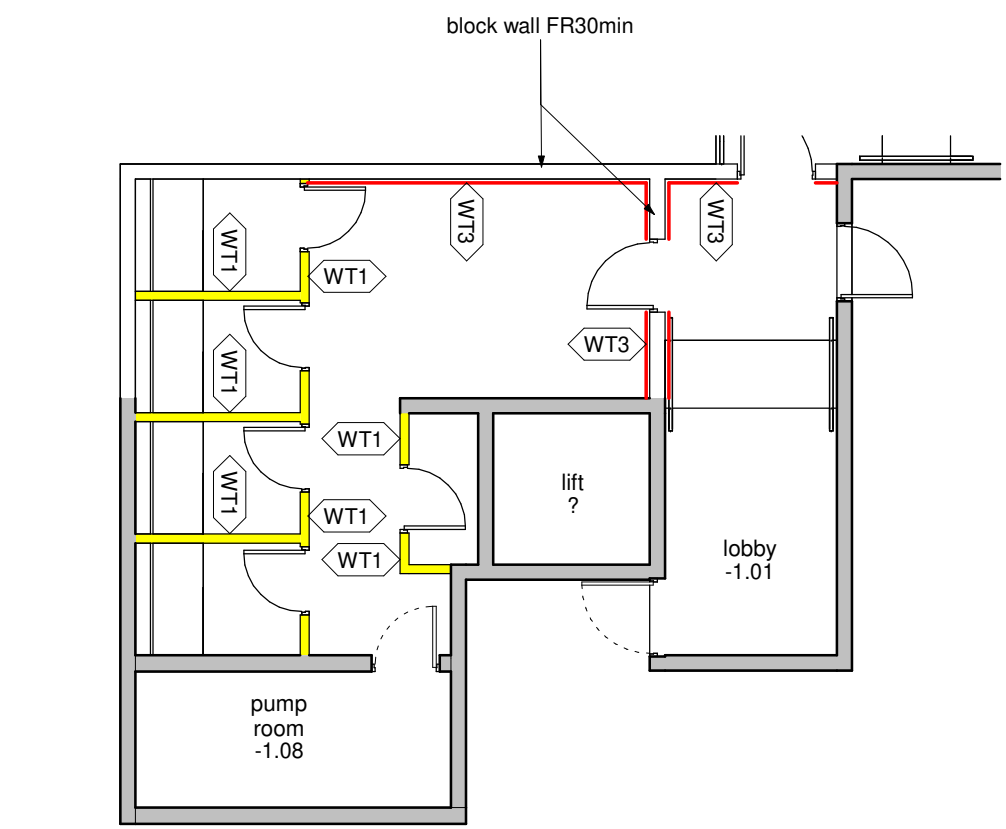
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22.50	240	D	P1	2



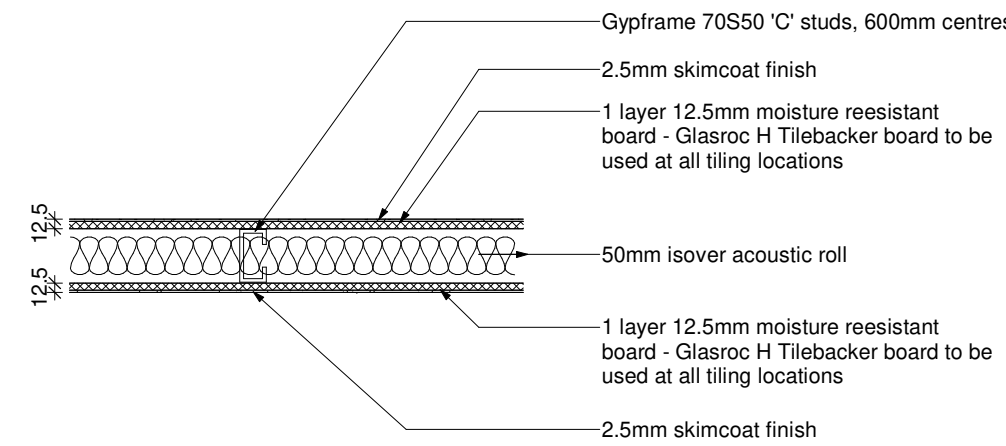
2 PROPOSED GROUND FLOOR - WALL TYPES
250 SCALE: 1 : 100



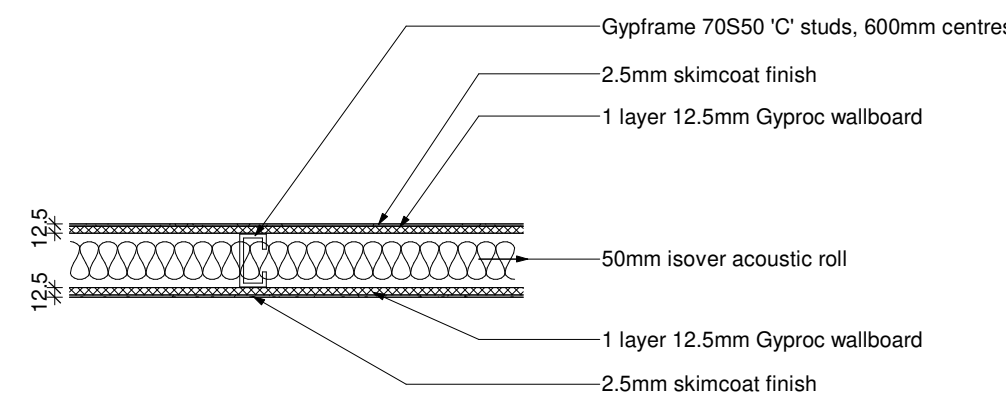
1 PROPOSED FIRST FLOOR - WALL TYPES
250 SCALE: 1 : 100



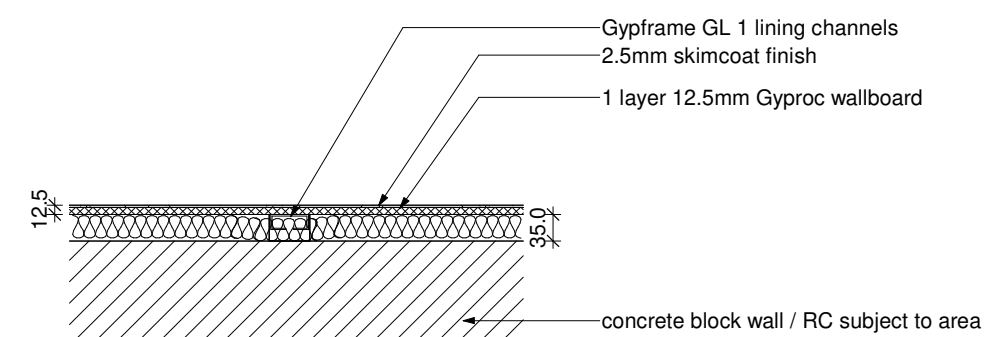
3 PROPOSED BASEMENT - WALL TYPES
250 SCALE: 1 : 100



WALL TYPE - 1
NOMINAL THICKNESS - 97mm + 2.5mm (skimcoat each side)
DB RATING - 43dB (Rw)
FIRE RATING - NFR
MAX HEIGHT: 3600mm
DUTY: MEDIUM



WALL TYPE - 2
NOMINAL THICKNESS - 97mm + 2.5mm (skimcoat each side)
DB RATING - 43dB (Rw)
FIRE RATING - NFR
MAX HEIGHT: 3600mm
DUTY: MEDIUM



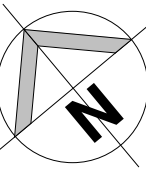
WALL TYPE - 3
NOMINAL THICKNESS - 47.5mm + 2.5mm (skimcoat)
DB RATING - 60db (Rw) - PARTY WALLS ONLY
FIRE RATING - NFR
MAX HEIGHT: N/A
DUTY: N/A

4 TYPICAL WALL TYPE DETAILS
250 SCALE: 1 : 10

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DRAFT



Legend:

- WT1 Selected moisture resistant plasterboard to metal stud partition
- WT2 Selected plasterboard to metal stud partition
- WT3 Selected plasterboard wall lining

21/06/2023	2	ISSUED FOR INFORMATION	JL
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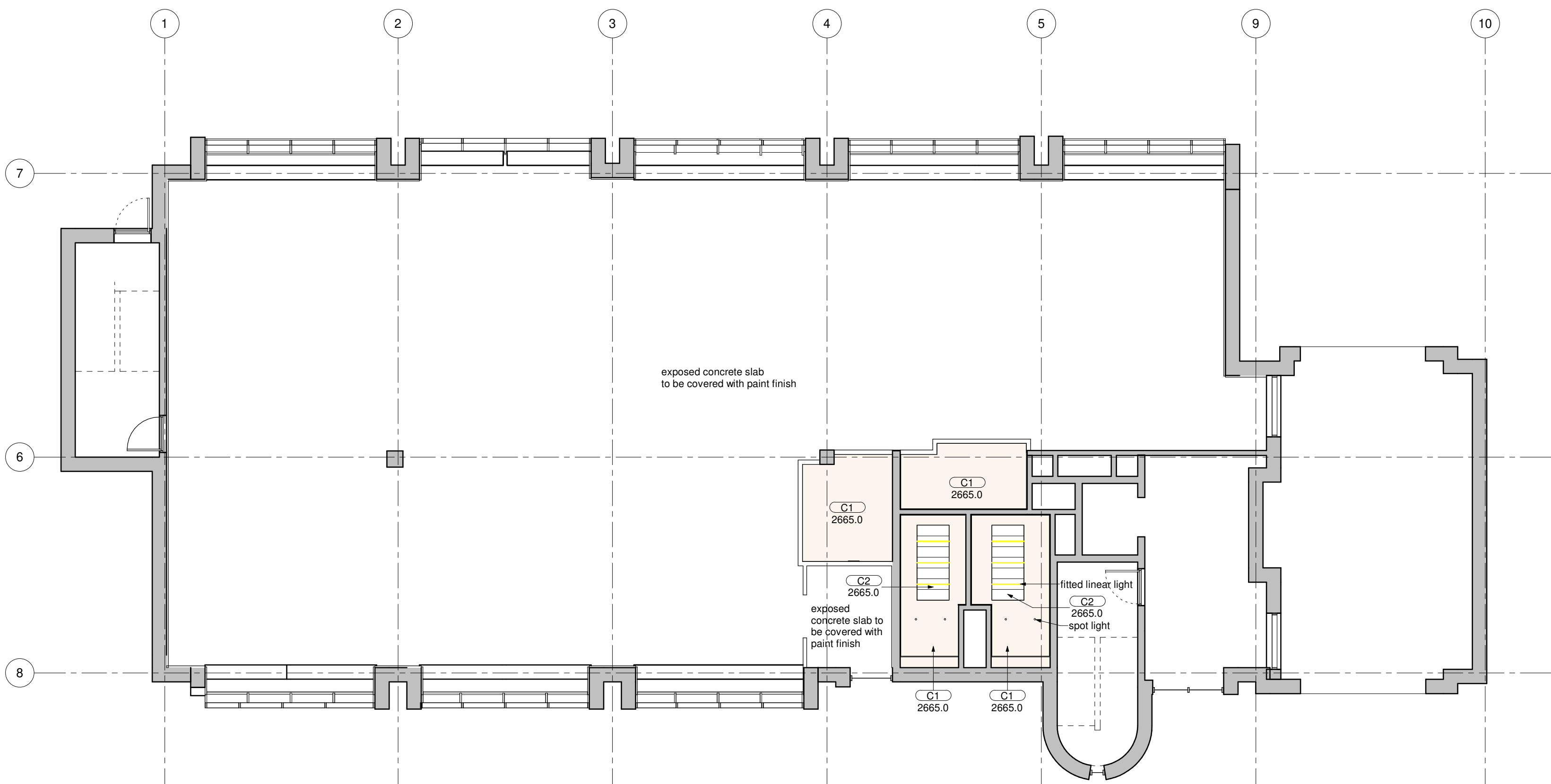
CLIENT:
EARLSFORT GROUP

SCALE:	DRAWN BY:	CHECKED BY:
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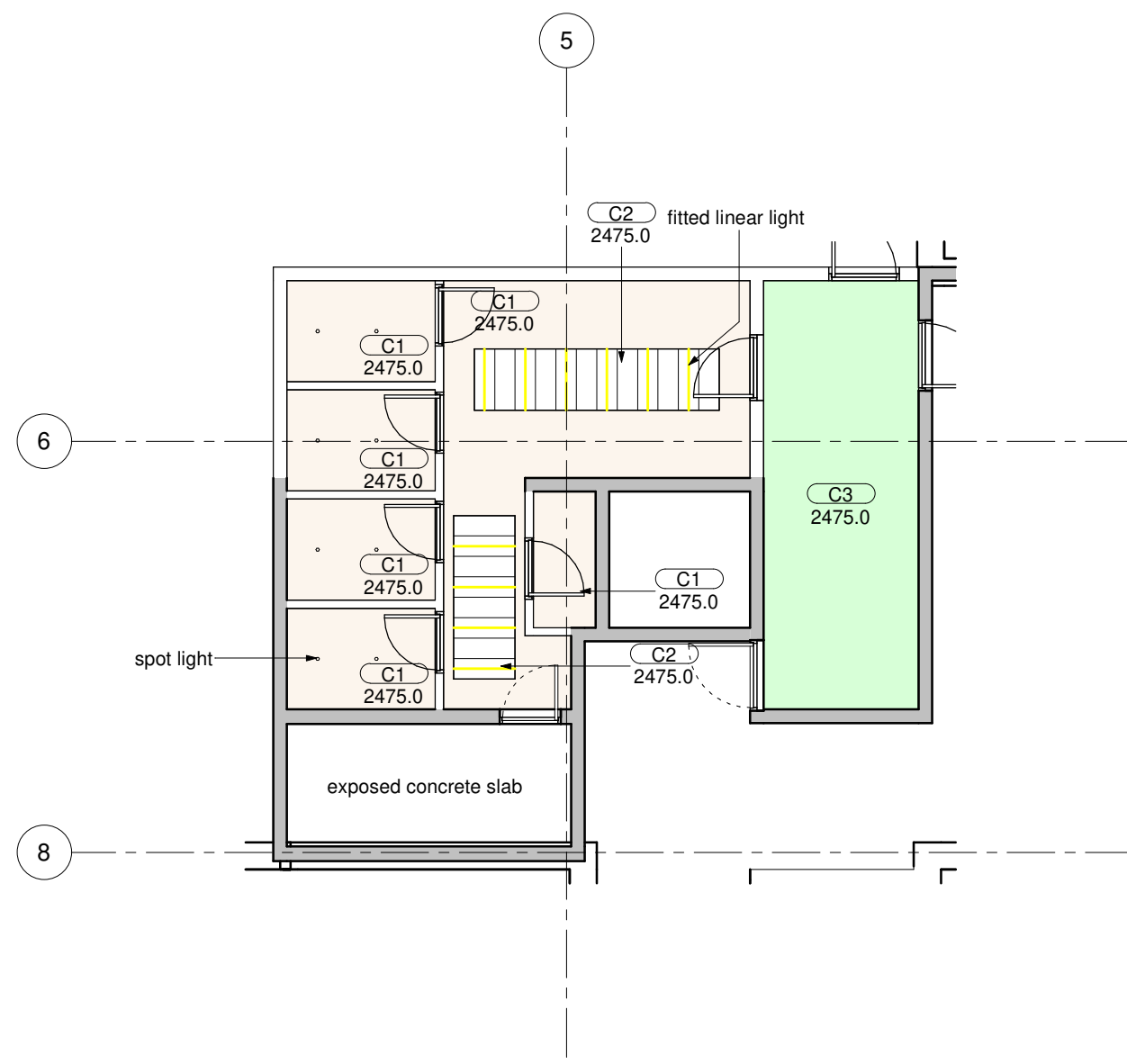
PROJECT:
LONGFORT HOUSE
CAT A FITOUT WORKS

DRAWING TITLE:
PROPOSED GROUND FLOOR & FIRST
FLOOR PLAN - WALL TYPES

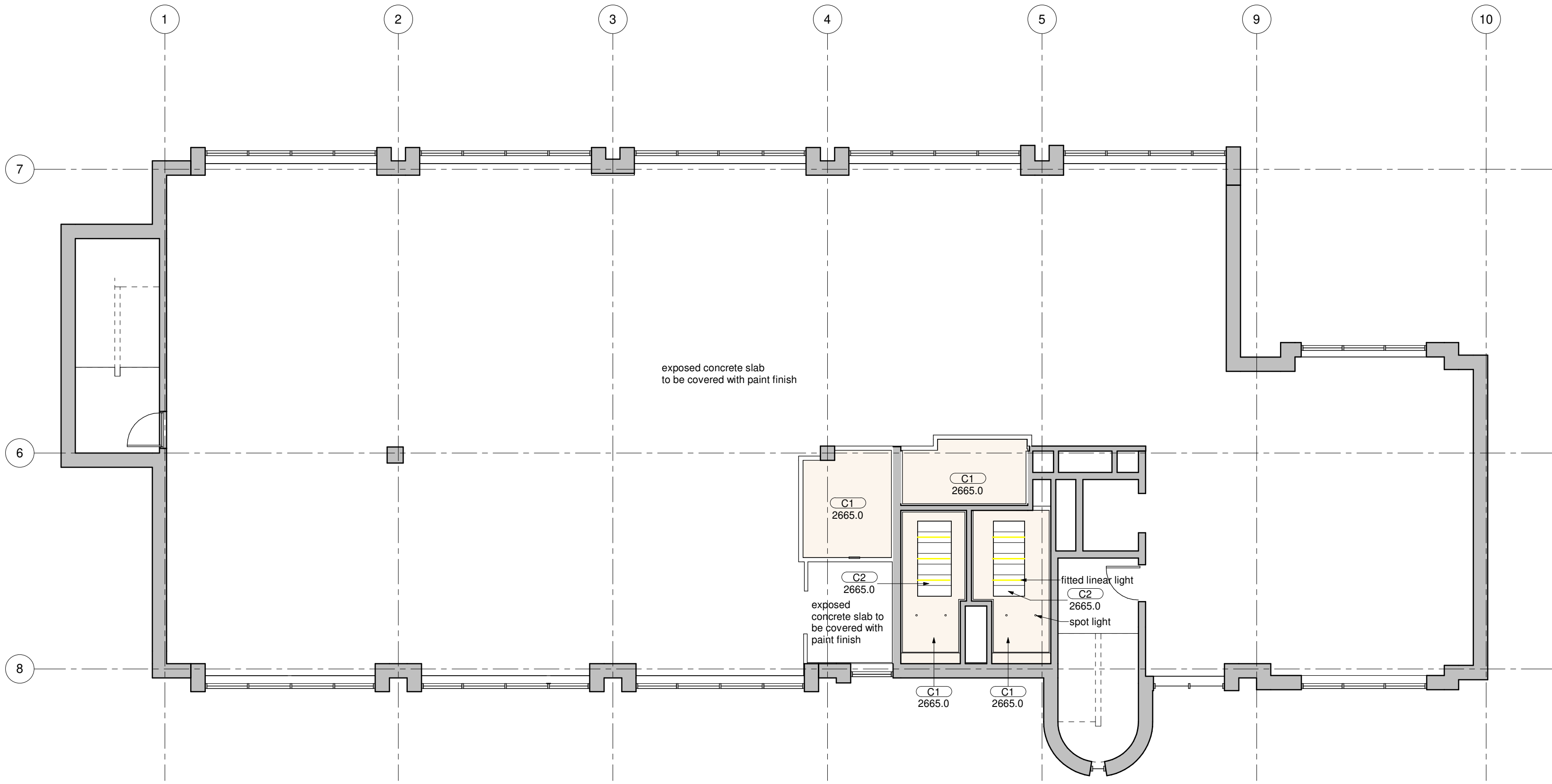
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
22.50	250	D	P1	2



1 PROPOSED GROUND FLOOR LEVEL - RCP
260 SCALE: 1 : 100



3 PROPOSED BASEMENT - RCP
260 SCALE: 1 : 100

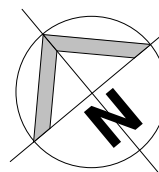


2 PROPOSED FIRST FLOOR LEVEL - RCP
260 SCALE: 1 : 100

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DRAFT



Legend:

- C1 Selected Moisture Resistant Plasterboard Ceiling
- C2 Selected ceiling Tiles 1200x300 mm
- C3 Selected Plasterboard Ceiling
- Linear Light Fitted to Ceiling Tile
- Selected Spot Light

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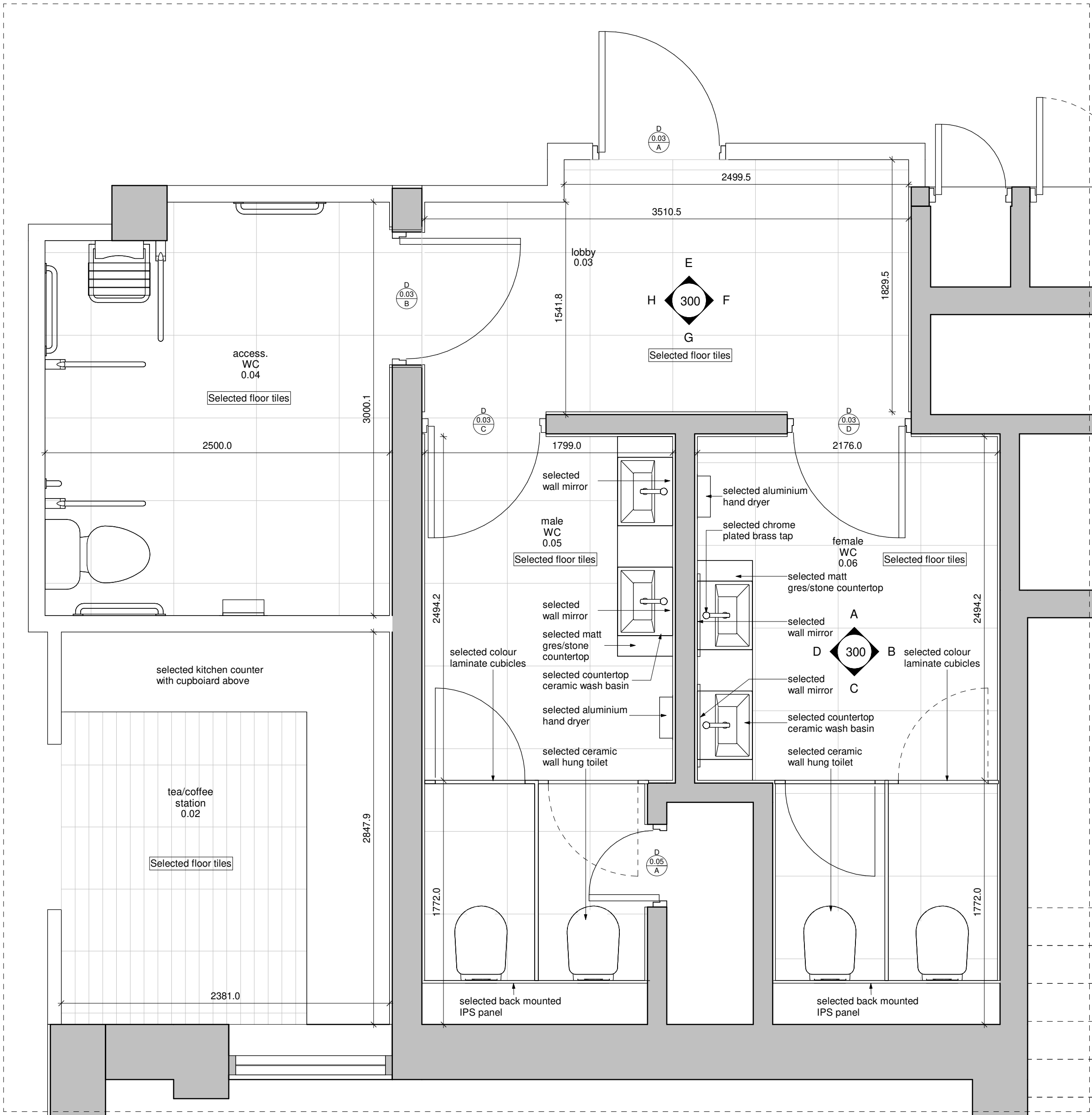
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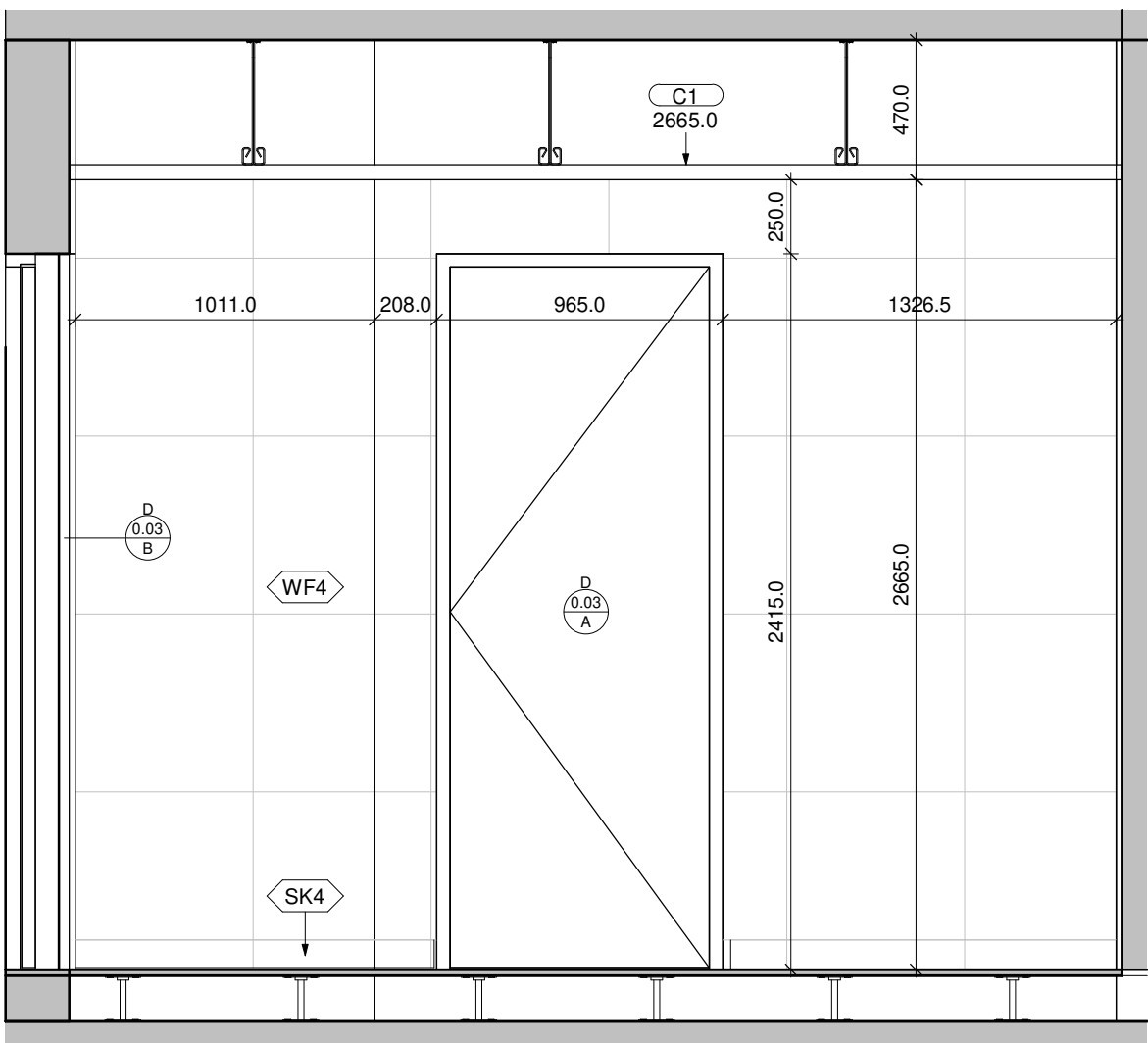
PROJECT:	
LONGPHORT HOUSE CAT A FITOUT WORKS	

DRAWING TITLE:	
PROPOSED GROUND FLOOR & FIRST FLOOR PLAN - RCP	

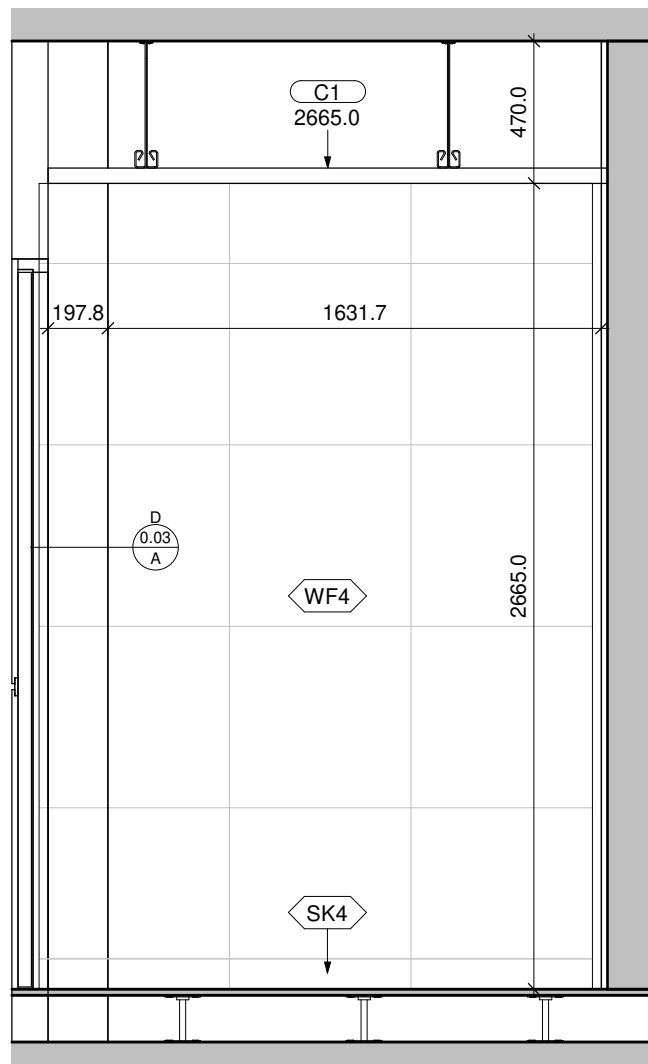
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22.50	260	D	P1	2



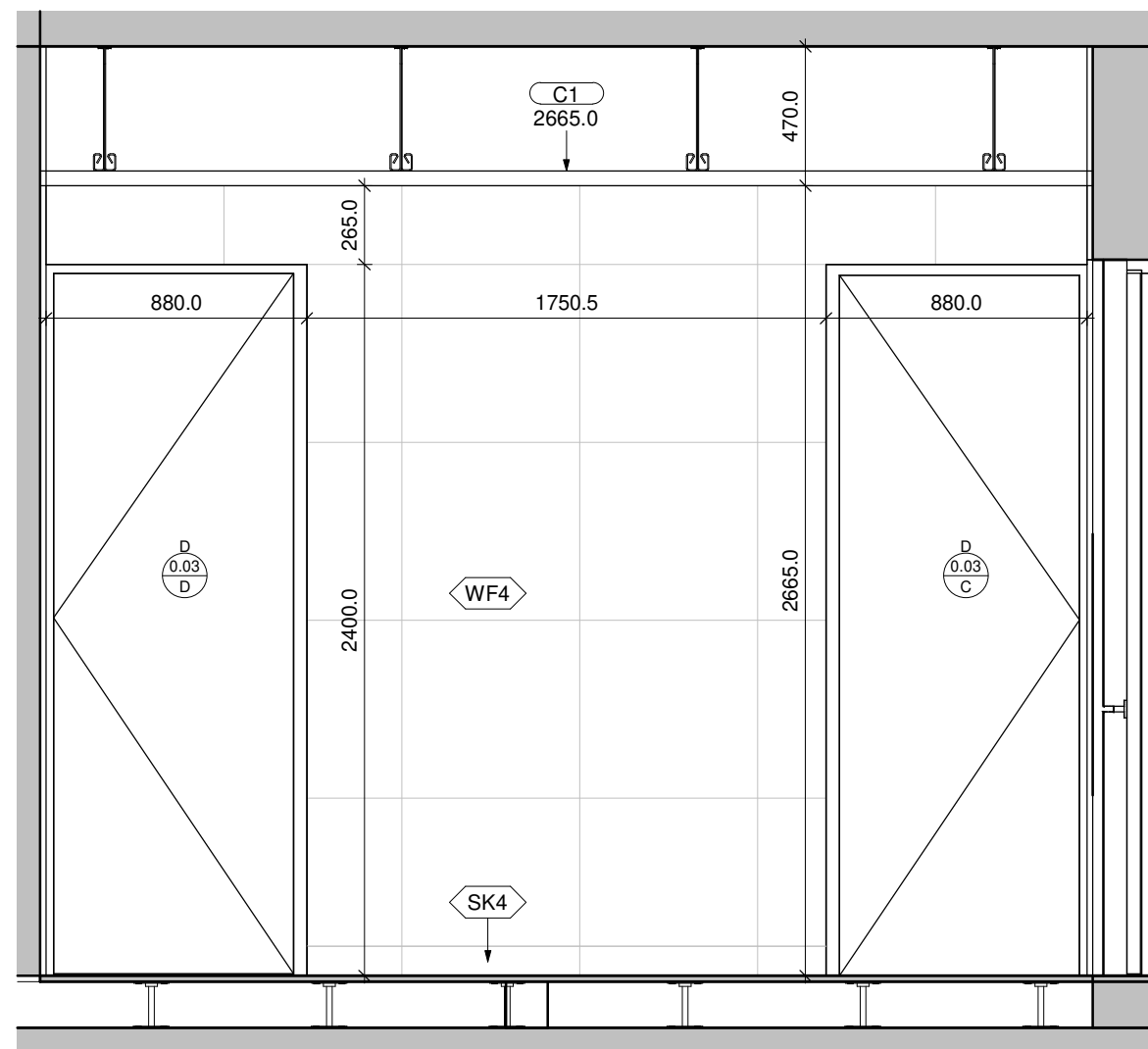
1 PROPOSED GROUND FLOOR
300 SCALE: 1 : 25



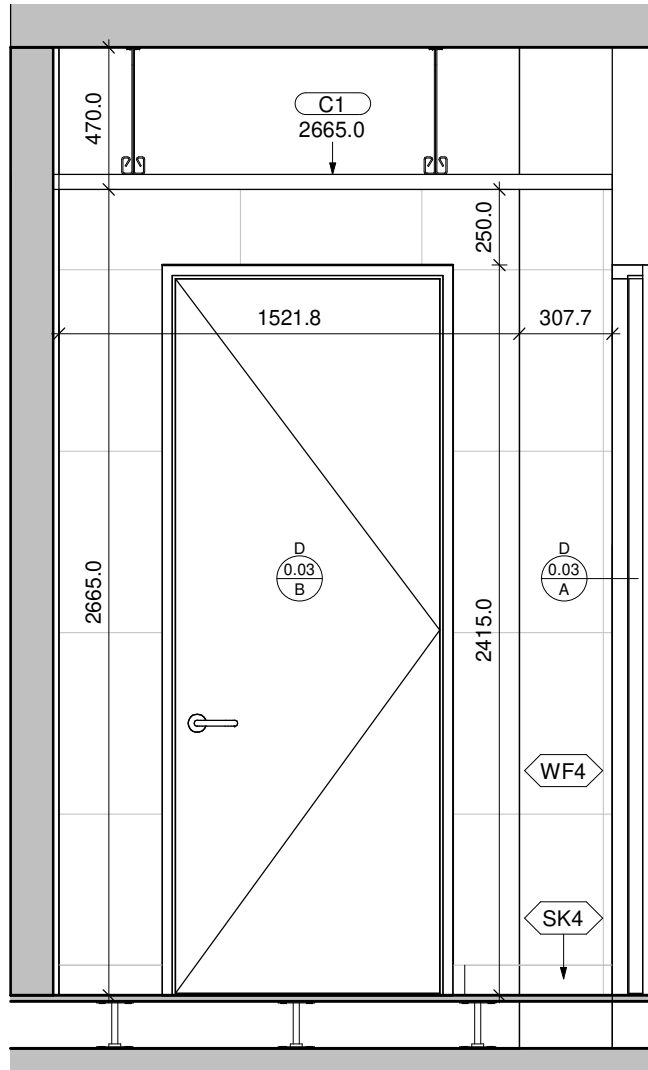
E Lobby - Elevation E
300 SCALE: 1 : 25



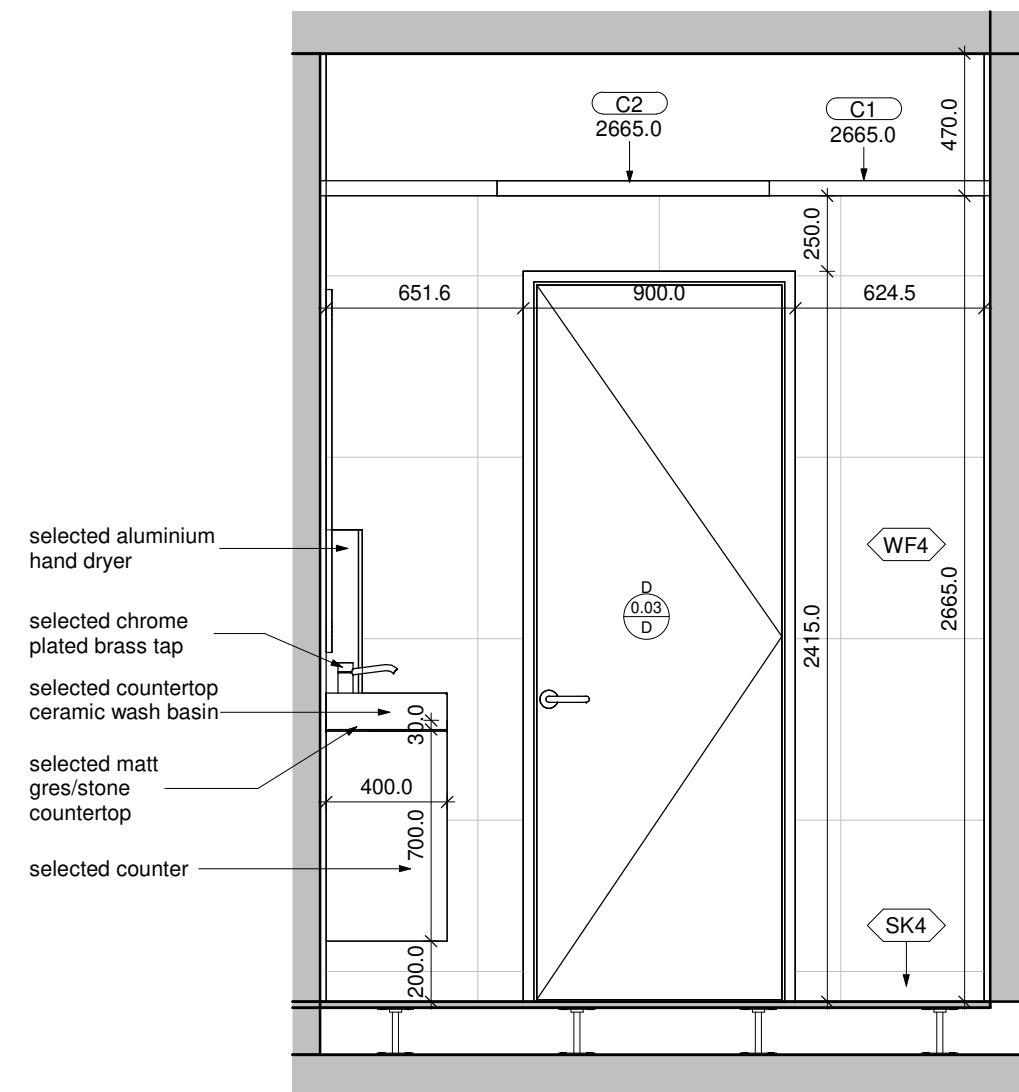
F Lobby - Elevation F
300 SCALE: 1 : 25



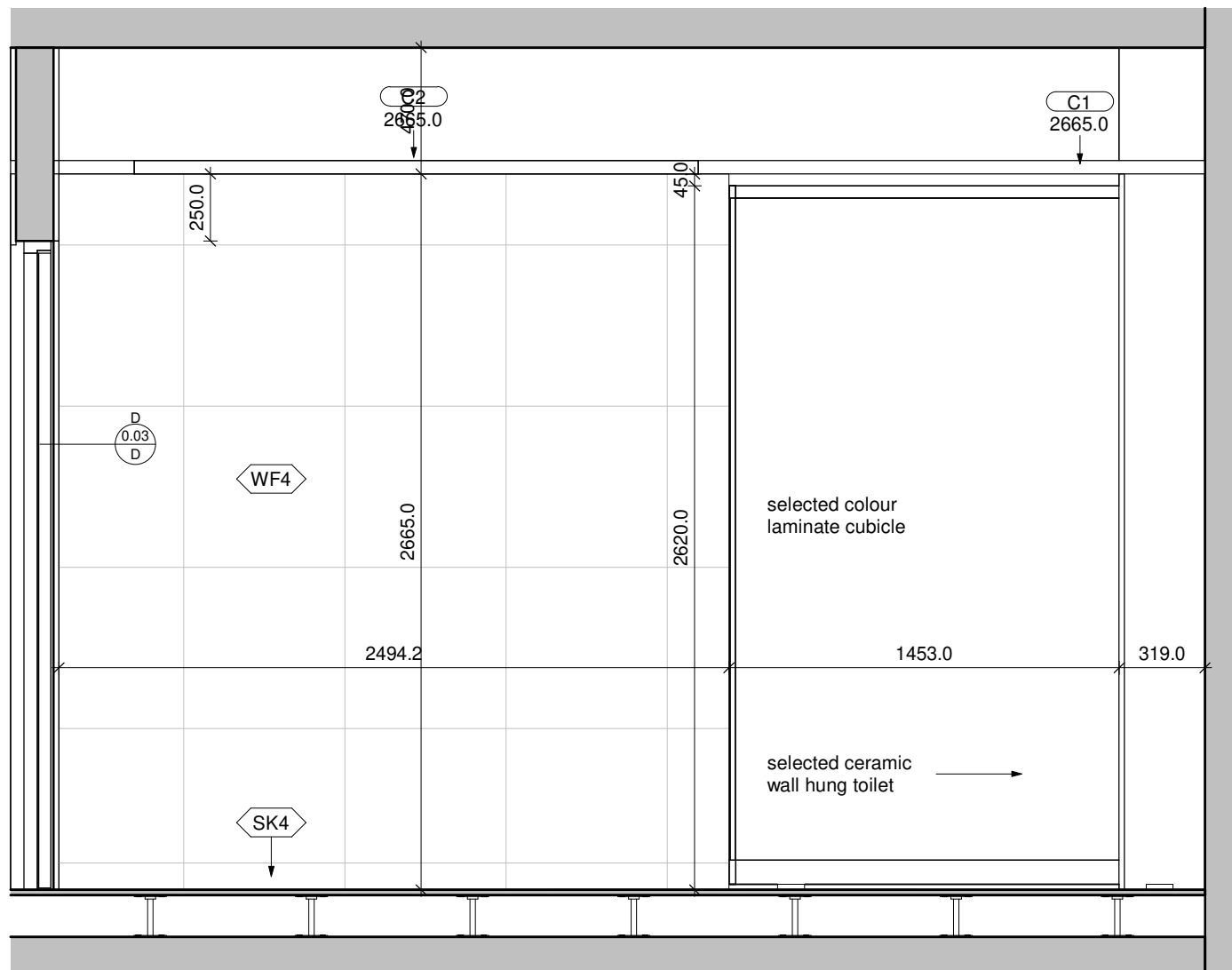
G Lobby - Elevation G
300 SCALE: 1 : 25



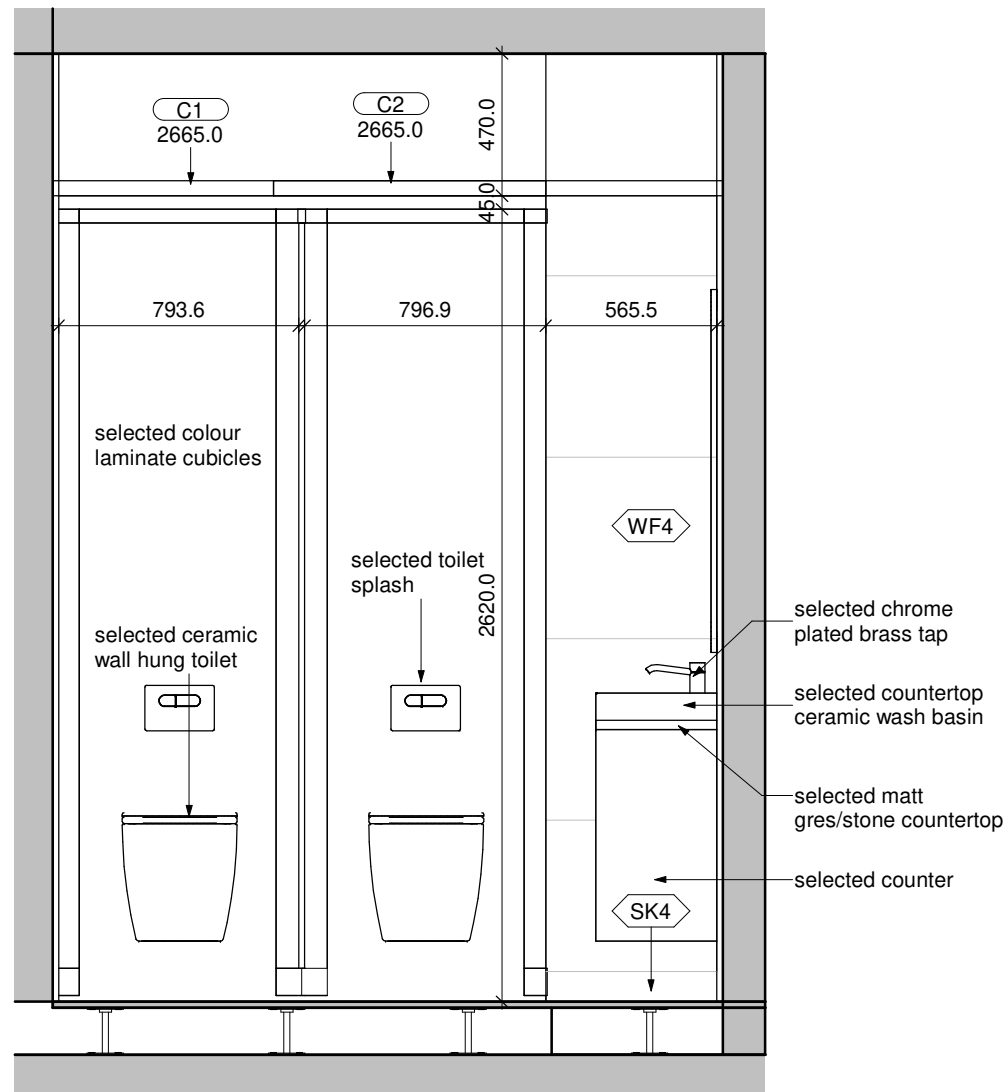
H Lobby - Elevation H
300 SCALE: 1 : 25



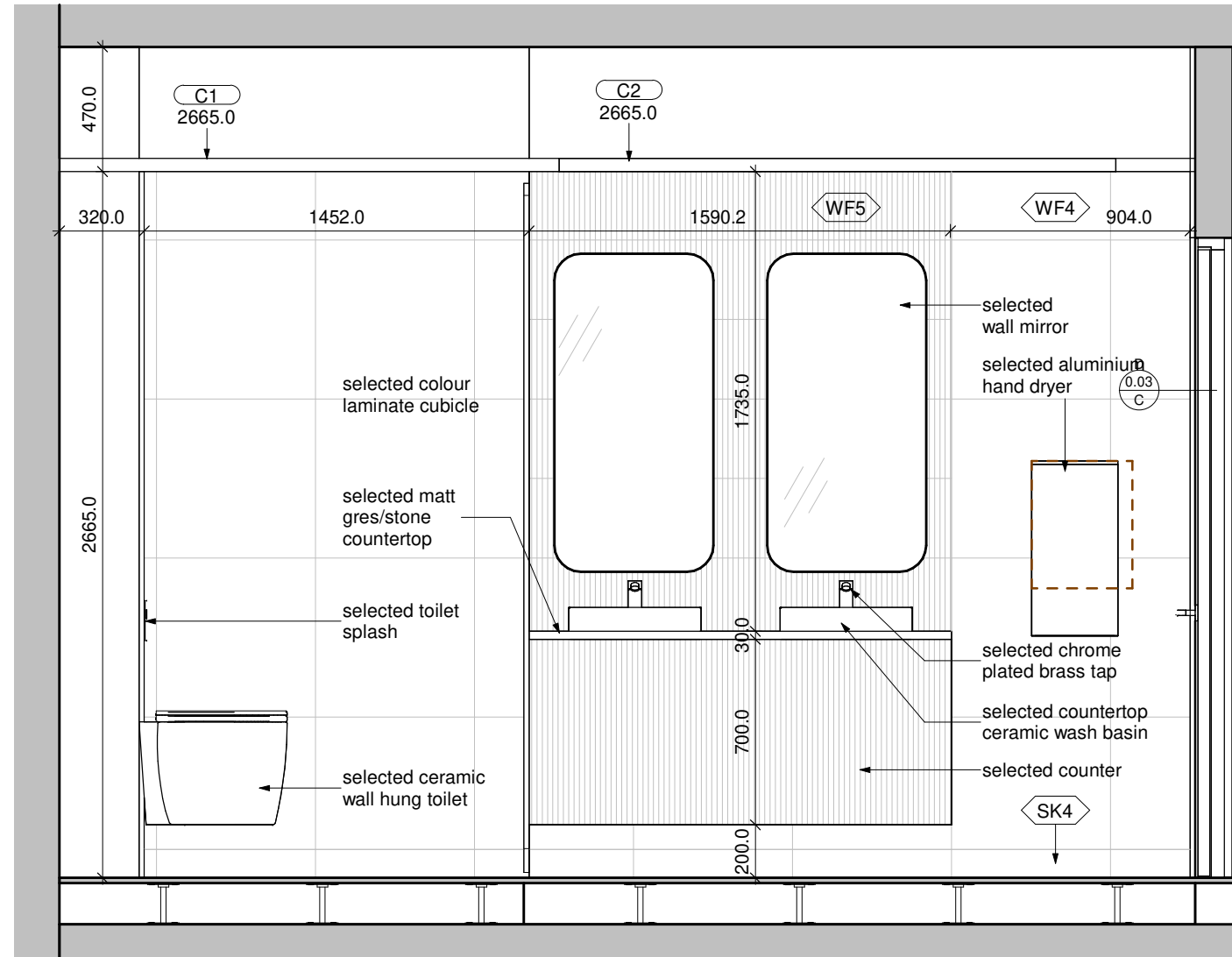
A Female WC - Elevation A
300 SCALE: 1 : 25



B Female WC - Elevation B
300 SCALE: 1 : 25



C Female WC - Elevation C
300 SCALE: 1 : 25



D Female WC - Elevation D
300 SCALE: 1 : 25

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DRAFT

21/06/2023	2	ISSUED FOR INFORMATION	JL
19/06/2023	1	ISSUED FOR INFORMATION	JL
DATE	NO.	DESCRIPTION	By

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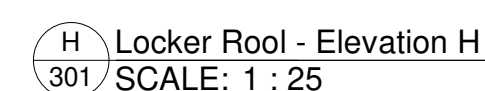
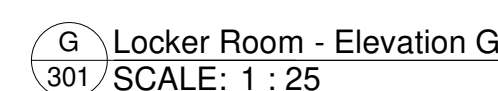
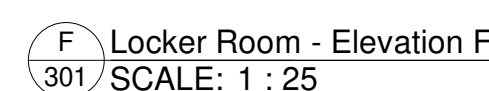
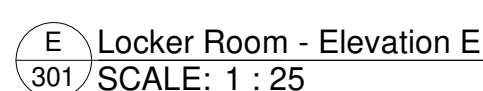
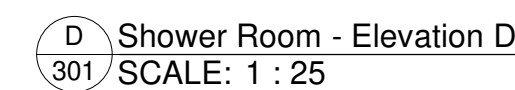
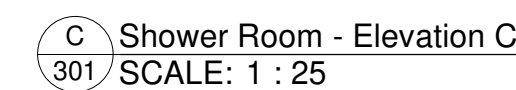
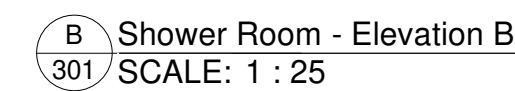
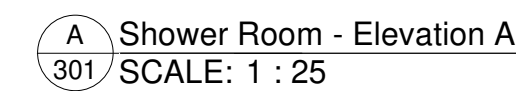
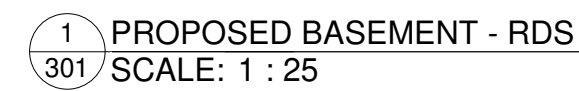
CLIENT:
EARLSFORT GROUP

SCALE: 1 : 25 @A1
DRAWN BY: JL
CHECKED BY: AM

PROJECT:
LONGPHORT HOUSE
CAT A FITOUT WORKS

DRAWING TITLE:
PROPOSED TOILET BLOCK RDS

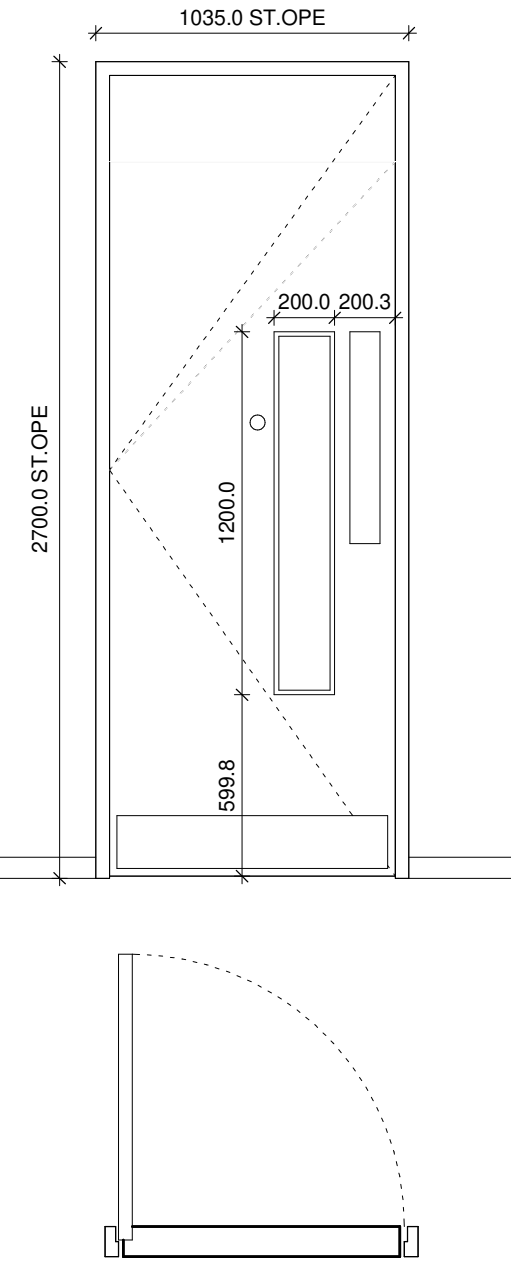
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
22.50	300	D	P1	2



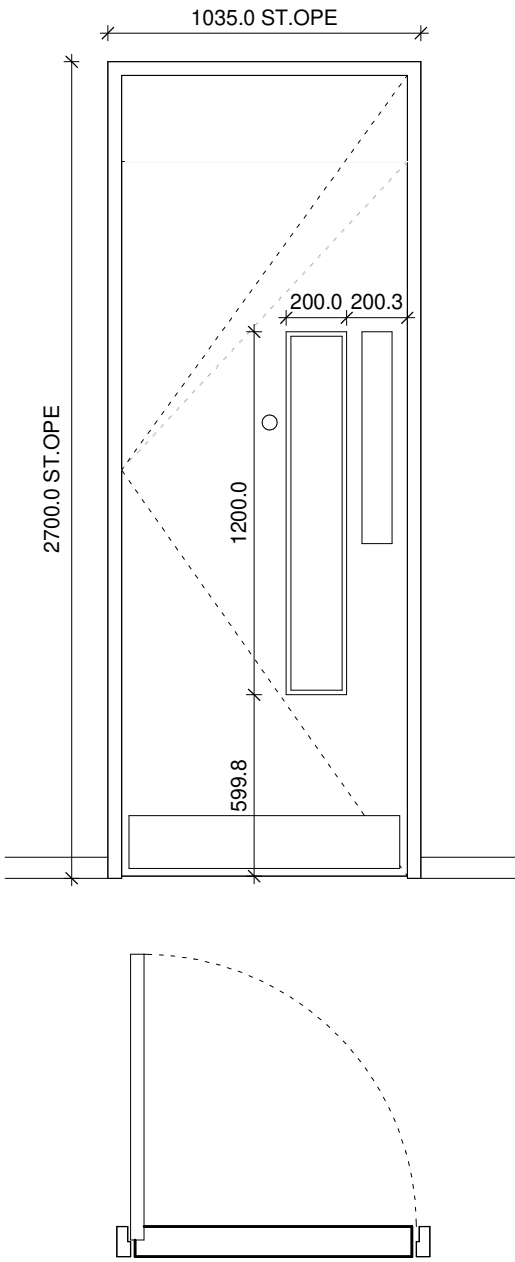
DRAFT

PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
22.50	301	D	P1	2

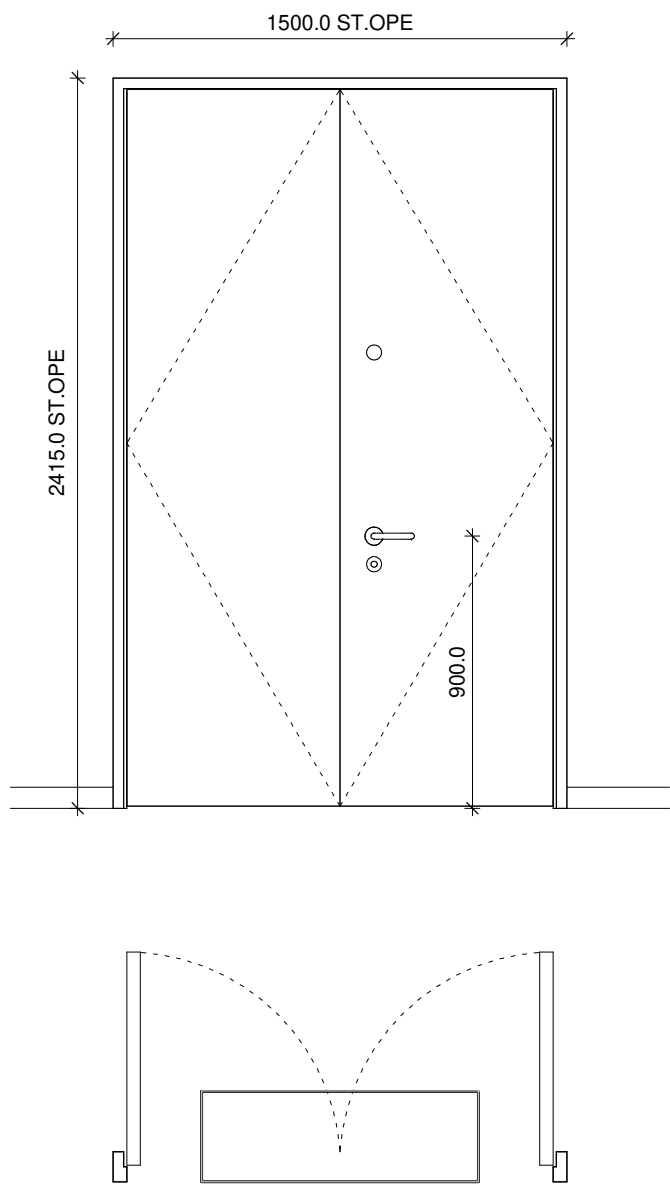
Door Schedule													
Level	Type	Room Number	Tag	Finish	Frame Finish	Glazing	Kickplate	Access control	Signage	Ironmongery Type	Fire Rating	Structural Opening Width	Structural Opening Height
L00_GROUND FLOOR													
L00_GROUND FLOOR	Type 06A	0.03	C	ash veneer	paintd timber	N/A	push & kick	N/A	yes	selected	NFR	900.0	2415.0
L00_GROUND FLOOR	Type 06A	0.03	D	ash veneer	paintd timber	N/A	push & kick	N/A	yes	pull handle & FR door closer	NFR	900.0	2415.0
L00_GROUND FLOOR	Type 04	0.05	A	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	600.0	2415.0
L00_GROUND FLOOR	Type 05	0.03	A	ash veneer	paintd timber	vision panel	push & kick	N/A	yes	selected	NFR	965.0	2415.0
L00_GROUND FLOOR	Type 02	0.01	A	ash veneer	paintd timber	vision panel	push & kick	yes	yes	exit door ironmongery & FR door closer	FD30S	1035.0	2700.0
L00_GROUND FLOOR	Type 04	0.01	B	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	600.0	2415.0
L00_GROUND FLOOR	Type 04	0.01	D	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	600.0	2415.0
L00_GROUND FLOOR	Type 03	0.01	C	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	1500.0	2415.0
L00_GROUND FLOOR	Type 07	0.03	B	ash veneer	paintd timber	N/A	kick	yes	yes	selected	FD30S	965.0	2415.0
L01_FIRST FLOOR													
L01_FIRST FLOOR	Type 03	1.01	C	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	1500.0	2415.0
L01_FIRST FLOOR	Type 04	1.01	B	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	600.0	2415.0
L01_FIRST FLOOR	Type 04	1.01	D	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	600.0	2415.0
L01_FIRST FLOOR	Type 02	1.01	A	ash veneer	paintd timber	vision panel	push & kick	yes	yes	exit door ironmongery & FR door closer	FD30S	1035.0	2700.0
L01_FIRST FLOOR	Type 06A	1.03	C	ash veneer	paintd timber	N/A	push & kick	N/A	yes	selected	NFR	900.0	2415.0
L01_FIRST FLOOR	Type 06A	1.03	D	ash veneer	paintd timber	N/A	push & kick	N/A	yes	selected	NFR	900.0	2415.0
L01_FIRST FLOOR	Type 05	1.03	A	ash veneer	paintd timber	vision panel	push & kick	N/A	yes	selected	NFR	965.0	2415.0
L01_FIRST FLOOR	Type 07	1.03	B	ash veneer	paintd timber	N/A	kick	yes	yes	selected	FD30S	965.0	2415.0
L01_FIRST FLOOR	Type 01	1.01	E	ash veneer	paintd timber	vision panel	push & kick	yes	yes	pull handle & FR door closer	FD30S	1035.0	2700.0
L01_FIRST FLOOR	Type 04	1.05	A	paint finish	paintd timber	N/A	N/A	yes	yes	selected	FD60S	600.0	2415.0
LB_BASEMENT													
LB_BASEMENT	Type 05	-1.02	A	ash veneer	paintd timber	vision panel	push & kick	N/A	yes	selected	NFR	965.0	2415.0
LB_BASEMENT	Type 02	-1.01	A	ash veneer	paintd timber	vision panel	push & kick	yes	yes	exit door ironmongery & FR door closer	FD30S	1035.0	2700.0
LB_BASEMENT	Type 06B	-1.07	A	ash veneer	paintd timber	N/A	N/A	yes	yes	selected	NFR	900.0	2415.0
LB_BASEMENT	Type 06B	-1.06	A	ash veneer	paintd timber	N/A	N/A	yes	yes	selected	NFR	900.0	2415.0
LB_BASEMENT	Type 06B	-1.05	A	ash veneer	paintd timber	N/A	N/A	yes	yes	selected	NFR	900.0	2415.0
LB_BASEMENT	Type 06B	-1.04	A	ash veneer	paintd timber	N/A	N/A	yes	yes	selected	NFR	900.0	2415.0
LB_BASEMENT	Type 02	-1.01	B	ash veneer	paintd timber	vision panel	push & kick	yes	yes	exit door ironmongery & FR door closer	FD30S	1035.0	2700.0
LB_BASEMENT	Type 06B	-1.03	A	ash veneer	paintd timber	N/A	push & kick	yes	yes	selected	NFR	900.0	2415.0



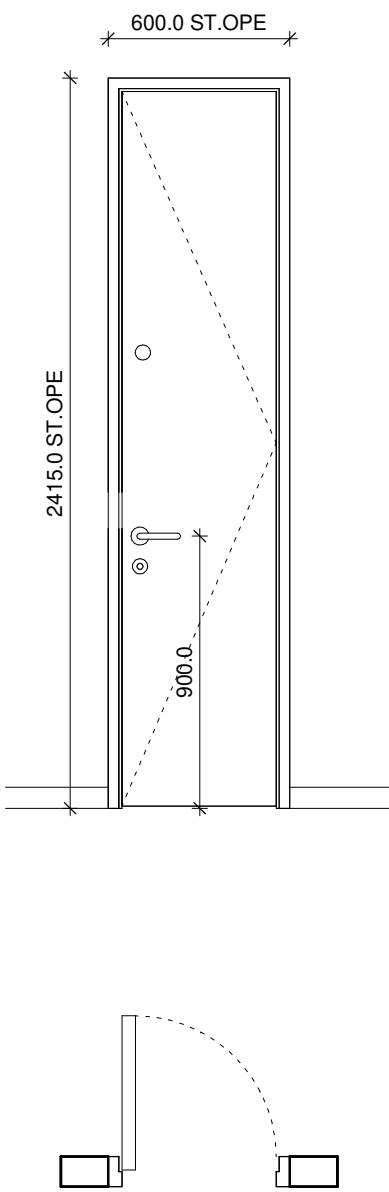
Type 01
1 NO. REQ.
1st Floor ENT/EXIT DOOR
FD30S
Ash veneered door with painted timber frame with 10x10 rebated shadow gap to surrounding ope vision panel as shown with selected ironmongery, push & kick plates, pull handle and fire rated door closer with 'fire door keep shut' tag.
Access control/mag lock required



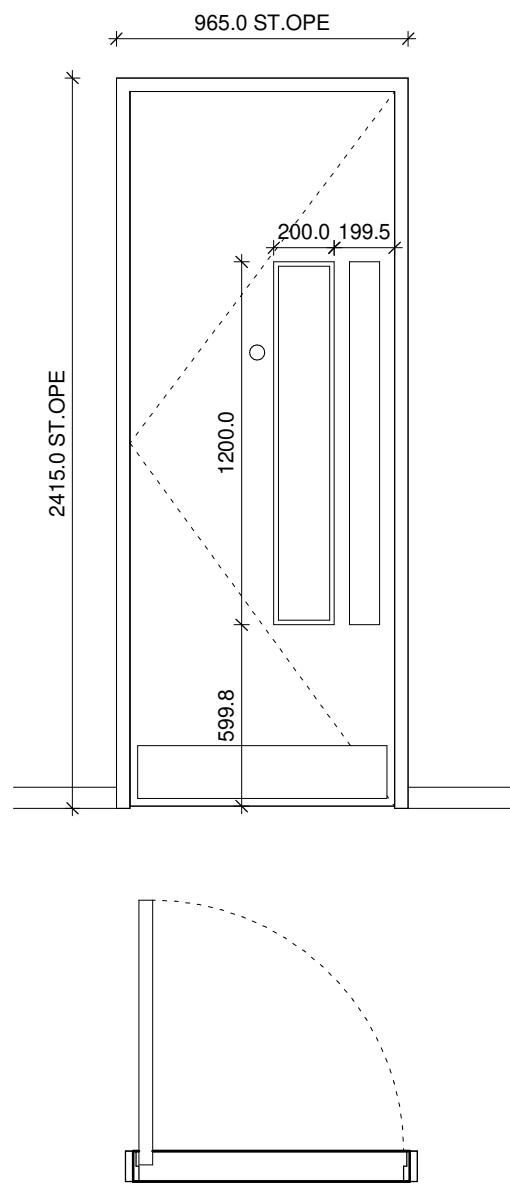
Type 02
2 NO. REQ.
ESCAPE STAIRS EXIT DOOR
FD30S
Ash veneered door with painted timber frame with 10x10 rebated shadow gap to surrounding ope vision panel as shown with selected exit door ironmongery, push & kick plates, fire rated door closer & 'fire door keep shut' tag



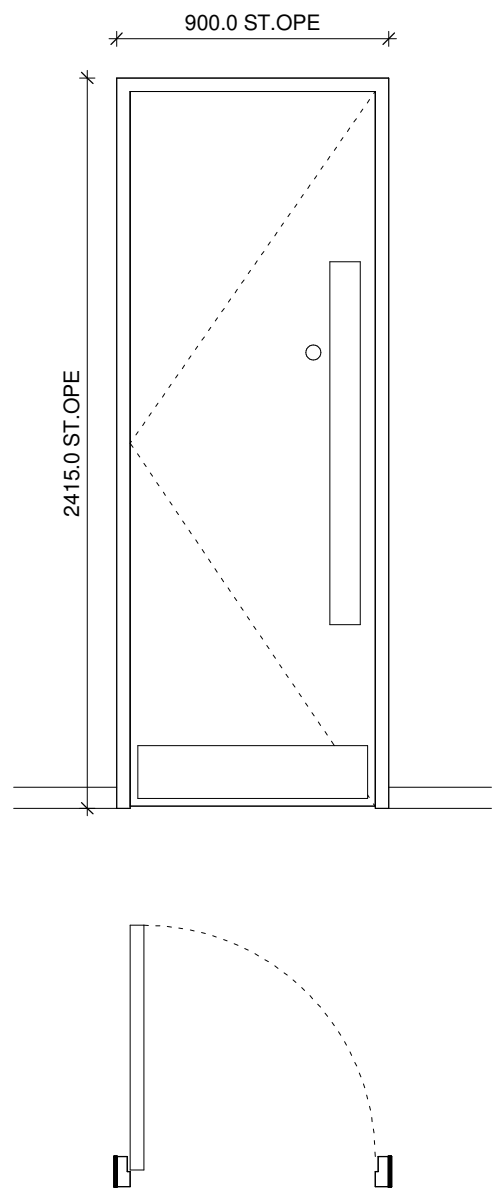
Type 03
2 NO. REQ.
DOUBLE RISER DOOR
FD60S
Painted door and timber frame with 10x10 rebated shadow gap to surrounding with selected ironmongery - lever handle and lock and second leaf flush lock with 'fire door keep locked' tag



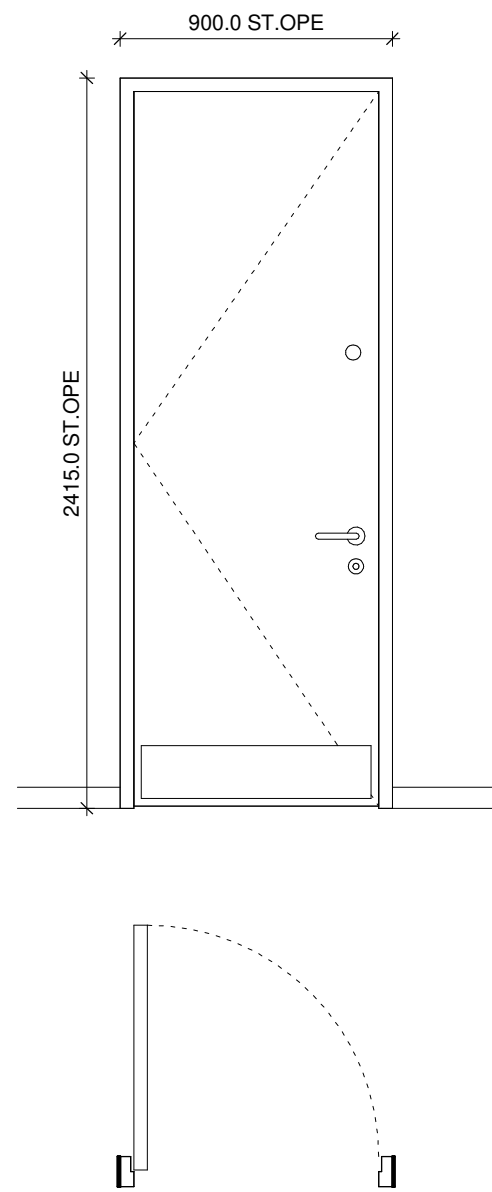
Type 04
6 NO. REQ.
DOUBLE RISER DOOR
FD60S
Non rated
Painted door and timber frame with 10x10 rebated shadow gap to surrounding with selected ironmongery - lever handle and lock and second leaf flush lock with 'fire door keep locked' tag



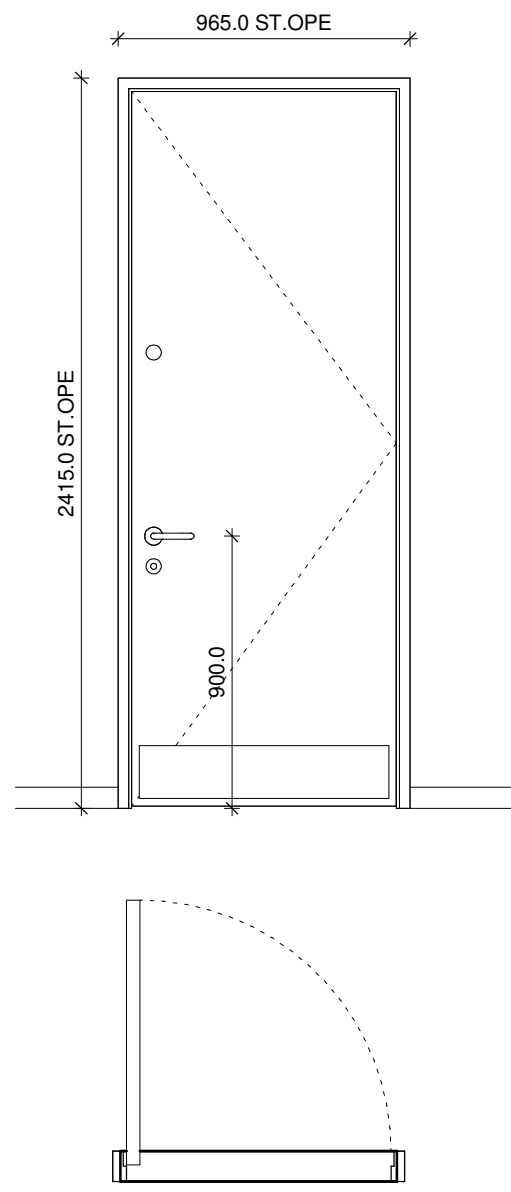
Type 05
3 NO. REQ.
WC LOBBY ENT. DOOR
FD60S
Non rated
Ash veneered door with painted timber frame with 10x10 rebated shadow gap to surrounding with selected ironmongery - push & kick plates, pull handle and door closer and WC symbol
Min 800 clear ope - Part M



Type 06A
4 NO. REQ.
Male & Female WC ent. doors
FD60S
Non rated
Ash veneered door with painted timber frame with selected ironmongery - push & kick plates, pull handle and door closer and Male or Female WC symbol



Type 06B
5 NO. REQ.
Male & Female WC ent. doors
FD60S
Non rated
Ash veneered door with painted timber frame with selected ironmongery - kick plates, handle and lock and shower/WC symbol



Type 07
2 NO. REQ.
Acc. WC ent. door
FD60S
Non rated
Ash veneered door with painted timber frame with 10x10 rebated shadow gap to surrounding ope vision panel as shown with selected ironmongery - kick plates, Part M lever handle and lock and ACC WC symbol
Min 800 clear ope - Part M

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DATE	NO.	DESCRIPTION	By

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W: www.agarchitects.ie

CLIENT:
EARLSFORT GROUP

SCALE:	DRAWN BY:	CHECKED BY:
1 : 25 @A1	JL	AM

PROJECT:
LONGPHORT HOUSE
CAT A FITOUT WORKS

DRAWING TITLE:
PROPOSED DOOR SCHEDULE

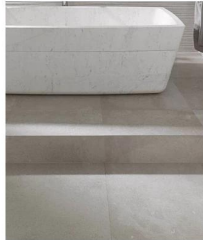
PROJ NO:	DRG NO:	PHASE:	PURPOSE:	REV:
22.50	302	D	P1	1

PROPOSED FINISHES

Floor tile options



600 x 600mm porcelain tile



wood effect porcelain glaze tile

Wall tile options



600 x 600mm porcelain tile



Counter - wood effect panels



PROPOSED FINISHES

Mirror



Tap options (silver storm colour or magnetic grey)



Wash basins



WC



Cubicles



Ceiling tiles

